

## *Minute Action*

### AGENDA ITEM: 20

**Date:** January 6, 2010

**Subject:** Hunts Lane Railroad Grade Separation – Hearing to Consider Resolutions of Necessity

- Recommendation:\***
1. Acting as the County Transportation Commission, the SANBAG Board will re-open the public hearing that was continued to this date from the prior Board meeting on December 2, 2009, to consider condemnation of real property required for the Hunts Lane Grade Separation project in the City of San Bernardino and the City of Colton.
  2. Adopt Resolutions of Necessity (Resolution No. 10-003) authorizing condemnation of real property declaring the following: (2/3<sup>rd</sup> majority vote required for recommendation item 2)
    - a. The public interest and necessity require the project described in the proposed Resolution of Necessity.
    - b. The project is planned and/or located in the manner that will be most compatible with the greatest public good and the least private injury.
    - c. The property to be acquired is necessary for the project.
    - d. An offer required by Section 7267.2 of the Government Code has been made to the owner of record.

\*

*Approved*  
*Board of Directors*

*Date:* \_\_\_\_\_

*Moved:*

*Second:*

*In Favor:*

*Opposed:*

*Abstained:*

*Witnessed:* \_\_\_\_\_

***Background:***

As part of the Traffic Congestion Relief Program (TCRP) established by Assembly Bill 2928 of 2000, SANBAG was the designated recipient of \$95 million for Alameda Corridor East railroad grade separation projects. The Hunts Lane Union Pacific Railroad (UPRR) crossing at the city boundary of San Bernardino and the city of Colton is one of the five projects identified for funding from the TCRP. Since the renewed availability of TCRP Funds in 2005, SANBAG has made steady progress towards the start of construction on the Hunts Lane Grade Separation. The project has obtained environmental clearance and design is nearing completion.

One of the remaining critical path items is right of way acquisition. In June and July 2009, the Board approved appraisals and authorized SANBAG's Real Property Agent, the County Real Estate Services Department (RESD) to make offers for the necessary property. Offers were sent to each property owner and a number of parcels are being acquired through negotiated sale. However, negotiations with the property owners for the parcels listed in Exhibit "A" have not been successful.

SANBAG, acting as the County Transportation Commission is authorized to acquire property by eminent domain pursuant to Public Utilities Code 130220.5. During the eminent domain process, SANBAG's Real Property Agent will continue to negotiate with the property owners throughout the condemnation proceeding in an attempt to reach a negotiated sale for the necessary parcels.

On November 4, 2009, the Board scheduled a public hearing for December 2, 2009 to adopt a Resolution of Necessity regarding the parcels listed in Exhibit "A" in the City of Colton and the City of San Bernardino. At the hearing held on December 2, staff presented the basis for recommendation of this action. Representatives from two property owners, representing the Decatur and the Hannah/Atalla properties, also spoke at the hearing expressing their concerns with the project and requested a continuance of the hearing to the next Board meeting to allow staff time to work with their representatives to see if any alternatives could be agreed upon.. The Board voted to continue the public hearing to today's date. Staff has met with both property owners, representatives of the Cities of Colton and San Bernardino, and the County of San Bernardino Real Estate Services. The only change from these discussions is that SANBAG is now planning to install a traffic signal at Hunts Lane and Oliver Holmes Road, which will provide safer and better access to both the Decatur and the Hannah/Atalla properties. There is no change, however, to the required right of way on the affected properties so staff is still recommending approval of the Resolution of Necessity on the attached Exhibit "A".

The Board adopting a Resolution of Necessity allows for proceeding with the eminent domain process to obtain legal rights to the property allowing the project to be constructed. Since the process takes several months, it is necessary to start this process now to insure that the properties are available when construction is slated to start in 2010.

There are four components to the resolution which need to be confirmed for the project. The issue of compensation value for these properties is not addressed by this resolution. The four components are listed below.

1. The public interest and necessity require the project.

The project will increase safety and reduce traffic delay with grade separating Hunts Lane and the UPRR tracks.

2. The project is planned and/or located in the manner that will be most compatible with the greatest public good and least private injury.

The project is being constructed on the existing alignment to minimize impacts on adjacent properties.

3. The property is necessary for the project.

While most of the project is being constructed within existing right-of-way, the subject property is needed to allow the construction of certain elements including retaining wall, soundwalls, drainage systems and required utility relocations. The proposed design minimizes the property required, reducing the needed property to "sliver takes" and temporary easements.

4. An offer has been made to the owner following section 7267.2 of the Government Code.

Each of the listed properties had appraisals completed and then offer letters submitted to the property owners in accordance with the Code. All property offers were submitted by September, 2009.

Upon completion of the project SANBAG will transfer properties acquired for this project to the appropriate local jurisdiction.

**Financial Impact:** This item does not impact the budget. TN 87010000.

Board Agenda Item  
January 6, 2010  
Page 4

***Reviewed By:*** This item was reviewed by the Major Projects Committee on November 12, 2009 and December 10, 2009 and at the December 2, 2009 SANBAG Board meeting. This item has been reviewed by SANBAG Legal Counsel.

***Responsible Staff:*** Garry Cohoe, Director of Freeway Construction

DATED: January 6, 2010

MINUTES OF THE BOARD OF THE SAN BERNARDINO COUNTY TRANSPORTATION  
COMMISSION

RE: RESOLUTION OF NECESSITY TO EXERCISE RIGHT OF EMINENT DOMAIN TO  
ACQUIRE PROPERTY FOR HUNTS LANE GRADE SEPARATION PROJECT

On motion by \_\_\_\_\_ and seconded by \_\_\_\_\_ and carried, the following  
Resolution is adopted:

RESOLUTION NO. 10-003

RESOLVED, by the Board of the San Bernardino County Transportation Commission:

THAT public safety, welfare, convenience, interest and necessity require the acquisition by the San Bernardino County Transportation Commission, of the property hereinafter described for public use, to wit: Acquisition of property in the City of San Bernardino and in the City of Colton for the Hunts Lane Grade Separation project.

THAT the San Bernardino County Transportation Commission is authorized to acquire property by eminent domain pursuant to California Public Utilities Code Section 130220.5.

THAT the Board of the San Bernardino County Transportation Commission finds and determines:

- (1) The public interest and necessity require the project described in the proposed Resolution of Necessity; to acquire property in the City of San Bernardino and in the City of Colton.
- (2) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (3) The property sought to be acquired is necessary for the project;
- (4) Either an offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record or the offer has not been made because the owner cannot be located with reasonable diligence.

THAT pursuant to Sections 1240.510 and 1250.610 of the Code of Civil Procedure, to the extent that the parcels of land or interest therein are already devoted to a public use, the use to which the property is to be put is a more necessary public use than the use to which the property is already devoted or in the alternative is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the property or interest is already devoted.

THAT pursuant to Section 1240.410 of the Code of Civil Procedure, to the extent that the parcel of land or interest therein leave a "remnant" as defined in said section, such remnant shall be acquired herein in accordance with Sections 1240.410 through 1240.430 of said Code.

BE IT FURTHER RESOLVED that the Board of the San Bernardino County Transportation Commission is hereby authorized to acquire in the name of the San Bernardino County Transportation Commission the following described land by donation, purchase, or by condemnation in accordance with the provisions of the Constitution of the State of California, and the Code of Civil Procedure relating to eminent domain.

THAT Counsel for the San Bernardino County Transportation Commission is hereby authorized and instructed to prepare and prosecute, in the name of the San Bernardino County Transportation Commission, such suit or suits in the proper Court having jurisdiction thereof as is necessary to condemn said lands for the purposes hereinabove described.

The real property to which the San Bernardino County Transportation Commission is by this resolution authorized to acquire is situate, lying and being in the City of San Bernardino and the City of Colton, State of California, and is attached as Exhibit "A" and made a part thereof.

PASSED AND ADOPTED by the Board of the San Bernardino County Transportation Commission, State of California, by the following vote:

AYES:

NOES:

ABSENT:

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO    ) ss.

I, VICKI WATSON, Clerk of the Board of the San Bernardino County Transportation Commission hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Board by vote of the members present as the same appears in the Official Minutes of said Board at its meeting of

VICKI WATSON, Clerk of the Board of the San Bernardino County Transportation Commission

By \_\_\_\_\_  
Deputy

**RESOLUTION 10-003, EXHIBIT "A"**

**EMINENT DOMAIN**

**PROJECT: HUNTS LANE GRADE SEPARATION**

**DATED: January 6, 2010**

	APN/OWNER	ADDRESS
1	0141-471-64 (ptn) West Colony Community Association	P. O. Box 11179 San Bernardino, CA 92423 Dr. Sowers
4	0141-471-10 (ptn) Aurora Loan Services, LLC	2617 College Park Drive Scottsbluff, NE 69361-2294
5, 25, 25A, 25B	0141-321-15 (ptn) Regal Storage, LLC  Regal Storage, LLC c/o Michael O. Collins, Attorney at Law	P. O. Box 300489 Escondido, CA 92030  8645 Haven Avenue, Suite 450 Rancho Cucamonga, CA 91730
6, 7 231	0164-321-49 (ptn) Extra Space Properties Twelve, LLC, a Delaware Limited Liability Company  Extra Space Storage Robert Zipperstein, District Manager 9716	P. O. Box 19156 Alexandria, VA 22323-0156
8, 9, 10, 27, 28, 28B	0164-321-82 (ptn) and 0164-321-83 (ptn) Decatur Center Enterprises, LLC  Richard A. Brady and Kathleen A. Brady  Decatur Center Enterprises, LLC c/o Fullerton, Lemann, Schaefer & Dominick, LLC Attn: Amar Hatti	1585 South "D" Street, Suite 202 San Bernardino, CA 92408 817 Calle Vallarta San Clemente, CA 92673  817 Calle Vallarta San Clemente, CA 92673  215 North "D" Street, Suite 100 San Bernardino, CA 92401-1712
51	0164-392-62 (ptn) David Patterson and Angela Patterson	808 S. Smallwood Street, Colton, CA 92324

11, 19	0164-311-42 (ptn) Dr. Robert B. Kahn  Galen Eugene Rogers, Trustee for the Galen Eugene Rogers Family Trust, dated September 10, 1986  Dr. Robert Kahn c/o California Eminent Domain Law Group Attn: Artin N. Shavardian	8820 Canyon Springs Drive Las Vegas, NV 89117  8820 Canyon Springs Drive Las Vegas, NV 89117  3429 Ocean View Boulevard, Suite L Glendale, DA 91208
12, 12A	0164-311-06 (ptn) and 0164-311-46 (ptn) ConAgra, Inc., a Delaware corporation Attn: Jim Doyle, Vice President Real Estate & Facilities  ConAgra Foods Attn: Robert Beckwith	One Conagra Drive Omaha, NE 68102-5001  2020 Steel Road Colton, CA 92324
15, 15A, 16, 16A, 24, 23, 24A	0164-271-03 (ptn) and 0164-271-04 (ptn) Ehab Atalla Atef Hanna and Soheir Hanna, Trustees for the Hanna Family Trust, dated October 8, 2002	20110 Ingram Way Torrance, CA 90503

See legal descriptions on Exhibit A and B for each of these properties on the following pages.



**EXHIBIT "A"**


**Grading and Drainage Easement  
Over Lot B per Tract No. 11759, M.B. 171/30-31**

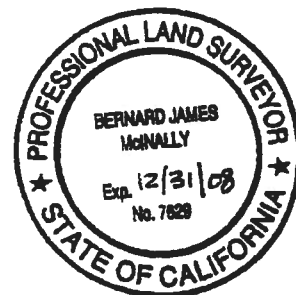
The West 15.00 feet of Lot B of Tract No. 11759 in the City of San Bernardino, County of San Bernardino, State of California per map recorded in Book 171, Pages 30 and 31 of Maps in the office of the County Recorder of said county.

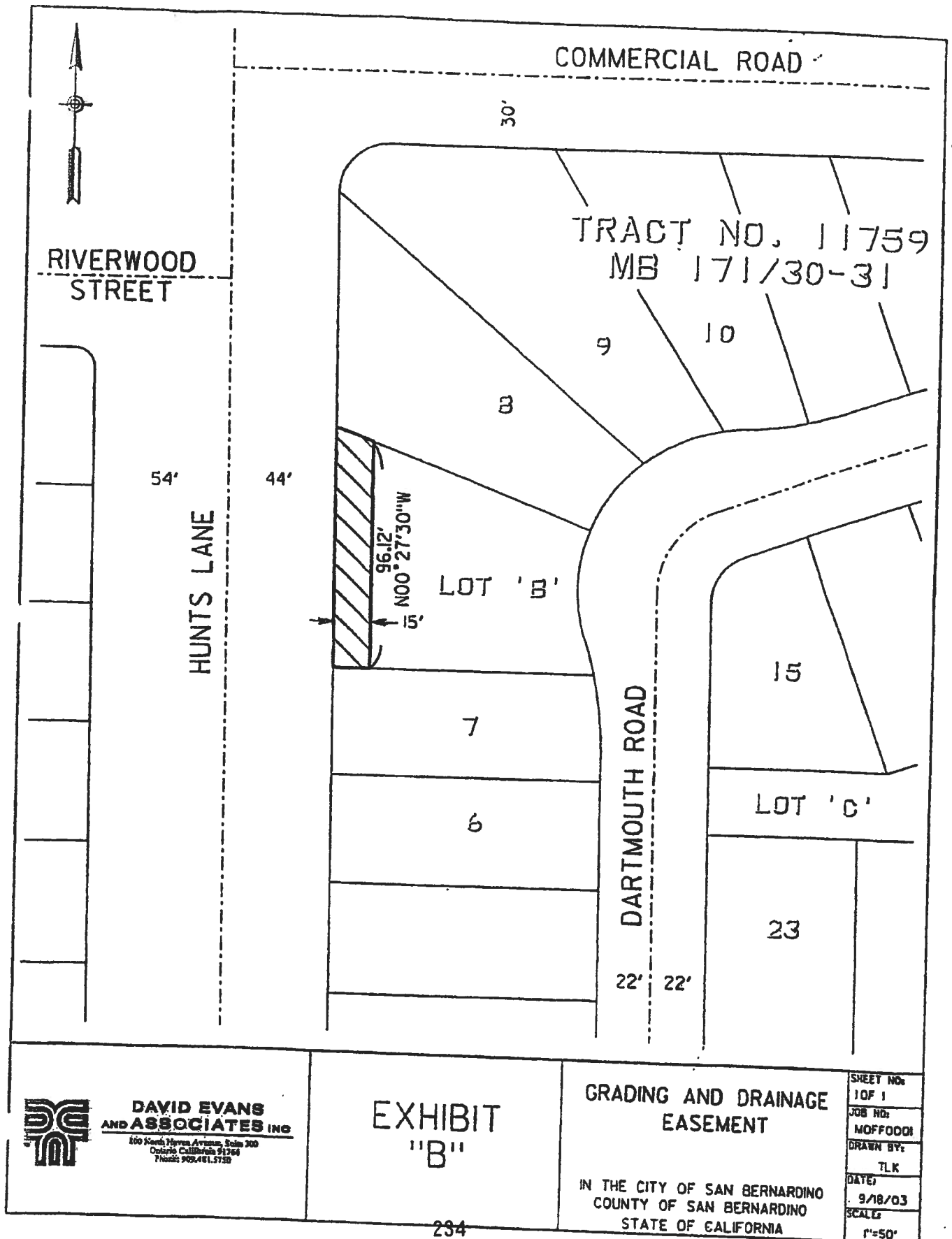
The above-described parcel of land contains approximately 1486 square feet.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

  
Bernard James McNally, PLS      2/27/08      Date  
L.S. No. 7629      Expires: 12-31-08





**DAVID EVANS  
AND ASSOCIATES INC**  
160 West Haven Avenue, Suite 200  
Ontario, California 91764  
Phone: 909.461.5730

**EXHIBIT  
"B"**

**GRADING AND DRAINAGE  
EASEMENT**

IN THE CITY OF SAN BERNARDINO  
COUNTY OF SAN BERNARDINO  
STATE OF CALIFORNIA

SHEET NO:	1 OF 1
JOB NO:	MOFF0001
DRAWN BY:	TLK
DATE:	9/18/03
SCALE:	1"=50'

**EXHIBIT "A"**

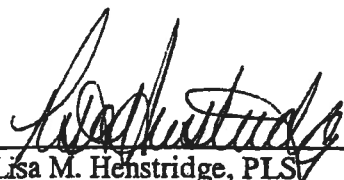
**Grading and Drainage Easement  
APN 141-471-10**

The North 12.33 feet of Lot 10 of Tract No. 11759 in the City of San Bernardino, County of San Bernardino, State of California per map recorded in Book 171, Pages 30 and 31 of Maps in the office of the County Recorder of said county.

The above-described parcel of land contains approximately 807 square feet.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

  
\_\_\_\_\_  
Lisa M. Henstridge, PLS      Date 2/4/09  
L.S. No. 7177      Expires: 12-31-09





RIVERWOOD  
STREET

HUNTS LANE

44'

LOT 'B'

30'

30'

COMMERCIAL ROAD

12.33'

63.92'  
N89°32'30"E

APN 141-471-10

9

10

TRACT NO. 11759  
MB 171/30-31

DARTMOUTH ROAD



DAVID EVANS  
AND ASSOCIATES INC

4200 Cassara, Suite 200  
Ontario California 91764  
Phone: 909.481.5759

EXHIBIT  
"B"

236

GRADING AND  
DRAINAGE EASEMENT

IN THE CITY OF SAN BERNARDINO  
COUNTY OF SAN BERNARDINO

SHEET NO:	1 OF 1
JOB NO:	MOFF0001
DRAWN BY:	TLK/LKH
DATE:	02/04/09

EXHIBIT "A"

Utility Easement  
APN 141-321-15

That portion of Parcel 1 of Parcel Map No. 11039 in the City of San Bernardino, County of San Bernardino, State of California per map recorded in Book 137, Pages 66 through 68 of Parcel Maps in the office of the County Recorder of said county, described as follows:

Beginning at a point on the northerly line of said Parcel 1, distant thereon South 80°29'20" East, 30.46 feet from the northwest corner of said Parcel 1;

thence South 80°27'30" East, 77.66 feet to a line that is parallel with and 76.49 feet southerly of the northerly line of said Parcel 1;

thence North 00°29'20" West, 20.31 feet to a line that is parallel with and 10.00 feet easterly of the westerly line of said Parcel 1;

thence South 00°27'30" East, 310.44 feet to the northerly line of Commercial Road (60.00 feet wide) and the beginning of a curve, concave westerly, having a radius of 20.00 feet;

thence northwesterly 20.08 feet along said curve through a central angle of 60°14'56" to the west line of said Parcel 1 and the easterly line of Hunts Lane ( 98 feet wide);

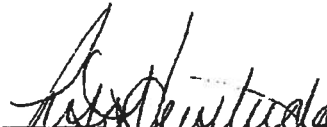
thence along said west line North 00°27'30" West, 372.45 feet to the northerly line of said Parcel 1;

thence southeasterly along said northerly line, South 80°29'20" East, 30.46 feet and the Point of Beginning.

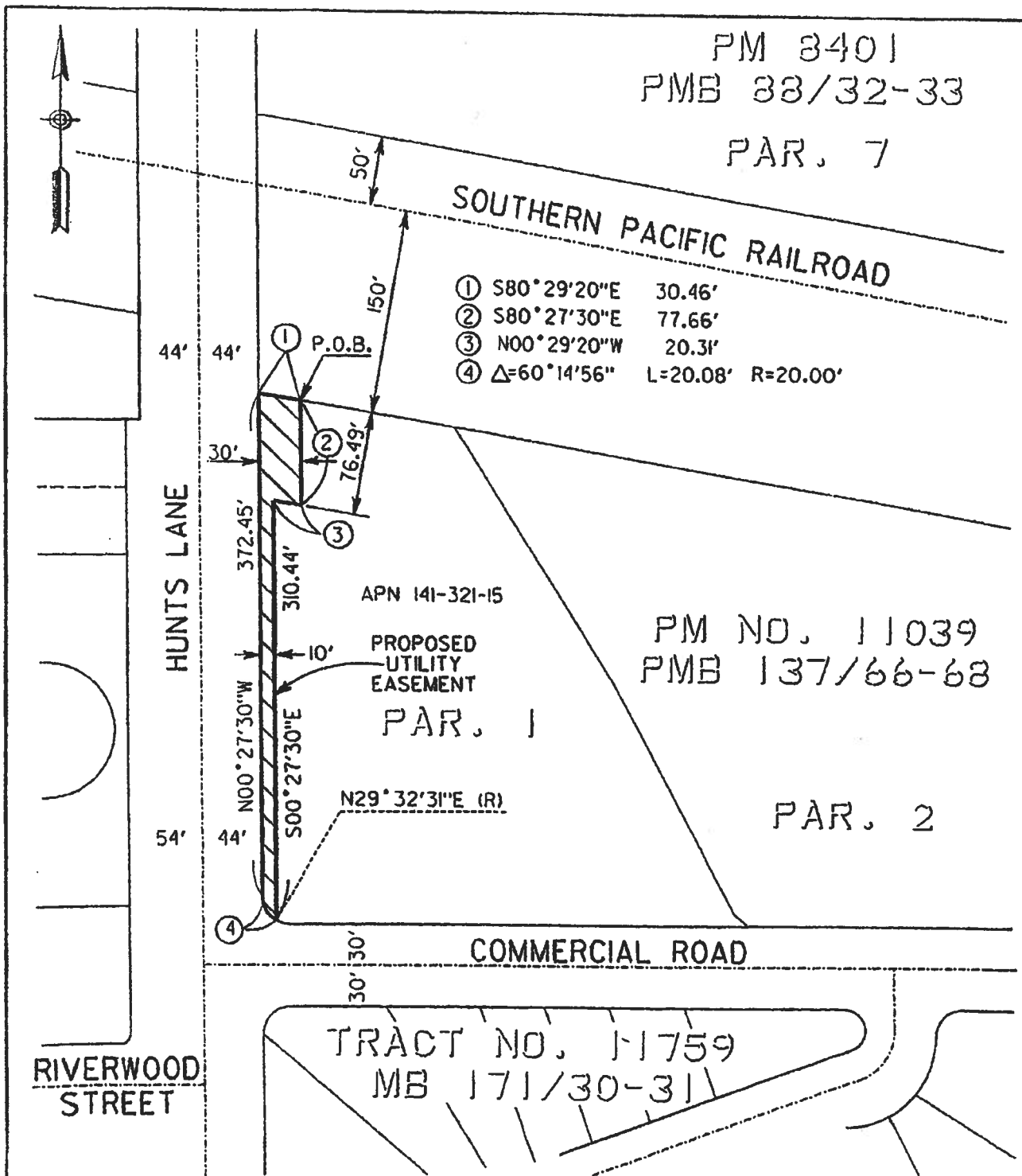
The above-described parcel of land contains approximately 5,393 square feet.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

  
Lisa M. Henstridge, PLS      3/10/08  
L.S. No. 7177      Date  
Expires: 12-31-09





**DAVID EVANS  
AND ASSOCIATES INC.**

4200 Concourse, Suite 200  
Ontario California 91764  
Phone: 909.481.5750

**EXHIBIT  
"B"**

**UTILITY EASEMENT**

IN THE CITY OF SAN BERNARDINO  
COUNTY OF SAN BERNARDINO  
STATE OF CALIFORNIA

SHEET NO:  
1 OF 1  
JOB NO:  
MOFF0001  
DRAWN BY:  
TLK/LKH  
DATE:  
3/10/08  
SCALE:  
1"=100'

**EXHIBIT "A"**

**Drainage Easement  
APN 141-321-15**

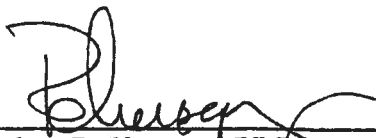
A strip of land, 11 feet wide, over the south 11.00 feet of the east 20.00 feet of the west 46.00 feet of Parcel 1 of Parcel Map No. 11039, in the City of San Bernardino, County of San Bernardino, State of California, per map recorded in Book 137, Pages 66 through 68, inclusive, of Parcel Maps in the office of the County Recorder of said county.

The above-described parcel of land contains approximately 220 square feet.

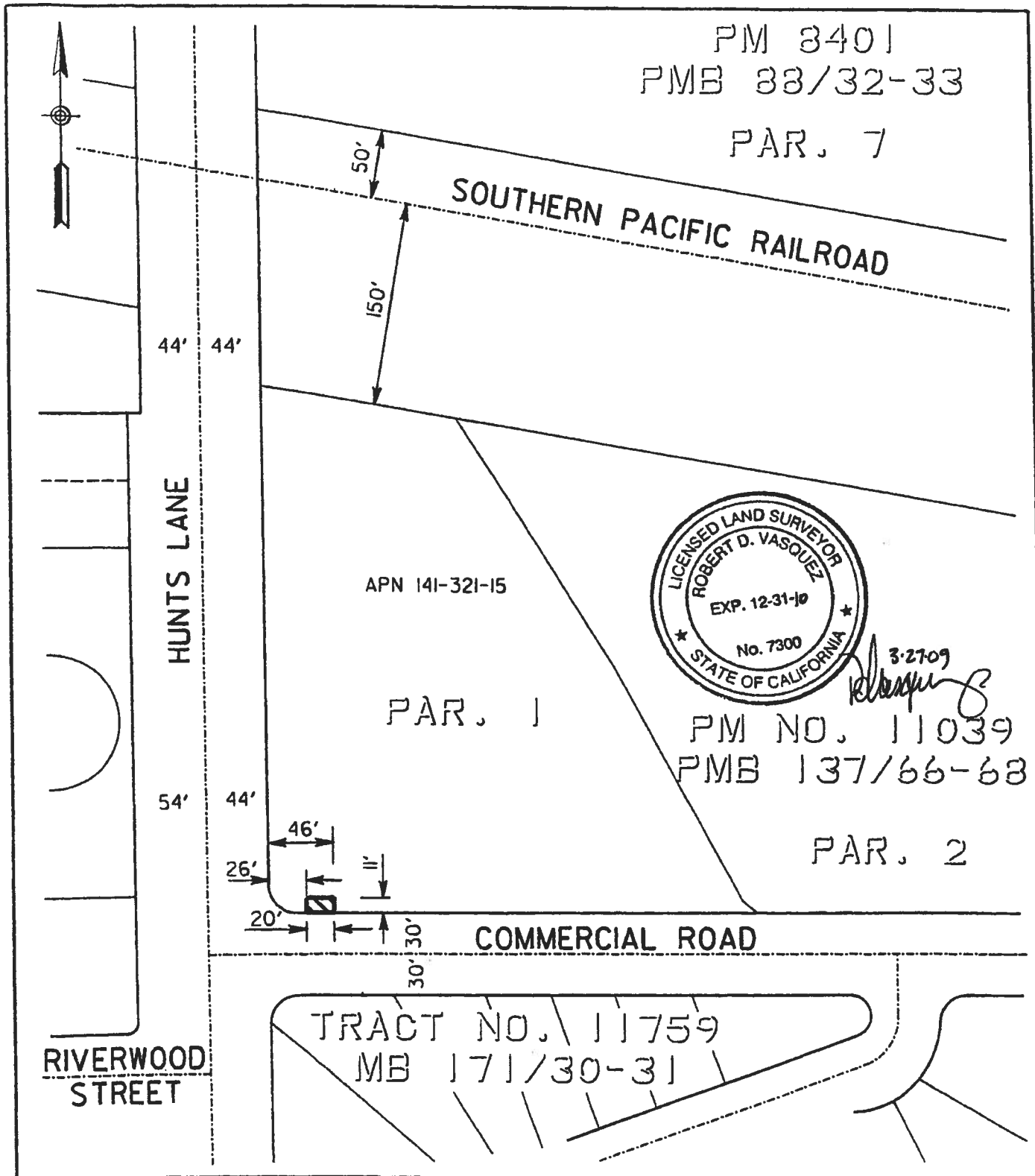
As shown on Exhibit "B" attached herewith and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

  
Robert D. Vasquez, PLS      3-27-09  
L.S. No. 7300      Date  
Expires: 12-31-10





**DAVID EVANS  
AND ASSOCIATES INC**

4800 Canoga, Suite 200  
Oxnard, California 91364  
Phone: 805.481.5758

**EXHIBIT  
"B"**

240

**DRAINAGE  
EASEMENT**

IN THE CITY OF SAN BERNARDINO  
COUNTY OF SAN BERNARDINO

SHEET NO:  
1 OF 1  
JOB NO:  
MOFF0001  
DRAWN BY:  
TLK/LKH  
DATE:  
03/26/05  
SCALE:



**EXHIBIT "A"**

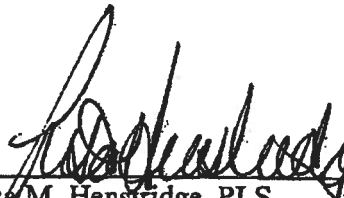
**Emergency and Maintenance Access Easement  
APN 141-321-15**

Parcel 1 of Parcel Map No. 11039 in the City of Colton, County of San Bernardino, State of California per map recorded in Book 137, Pages 66-68, inclusive, in the office of the County Recorder of said county.

The above-described parcel of land contains approximately 2.14 acres (93,169 square feet).

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

 6/8/09  
\_\_\_\_\_  
Lisa M. Henstridge, PLS                      Date  
L.S. No. 7177                                  Expires: 12-31-09





ASSESSOR PARCEL NUMBER

TOTAL AREA: 93,169 S.F.



LANE

## HUNTS

SOUTHERN PACIFIC RAILROAD

200.

S80°29'20"E  
142.22'

S32°00'30"E  
218.54'

APN 141-321-15

PM 11039  
PMB 137/66-68

PAR. 2

27° 47' 54" E  
193.9'

S50°53'31"E  
13.46'

589° 32' 30" W

334.38'

30.

COMMERCIAL ROAD



4200 Concourse, Suite 200  
Ontario California 91764  
Phone: 909-481-5750

EXHIBIT  
"B"

242

# EMERGENCY AND MAINTENANCE ACCESS EASEMENT

APN 141-321-15

IN THE CITY OF COLTON  
COUNTY OF SAN BERNARDINO

SHEET NO: 1 OF 1

JOB NO:  
MOFF0001

DRAWN BY:  
LKH

DATE:  
06/08/09

**EXHIBIT "A"**

**Temporary Construction Easement  
APN 141-321-15**


The East 142.70 feet of the South 11.00 feet of Parcel 1 of Parcel Map No. 11039 in the City of San Bernardino, County of San Bernardino, State of California per map recorded in Book 137, Pages 66 through 68 of Parcel Maps in the office of the County Recorder of said county.

EXCEPT THEREFROM the West 10.00 feet of said Parcel 1.

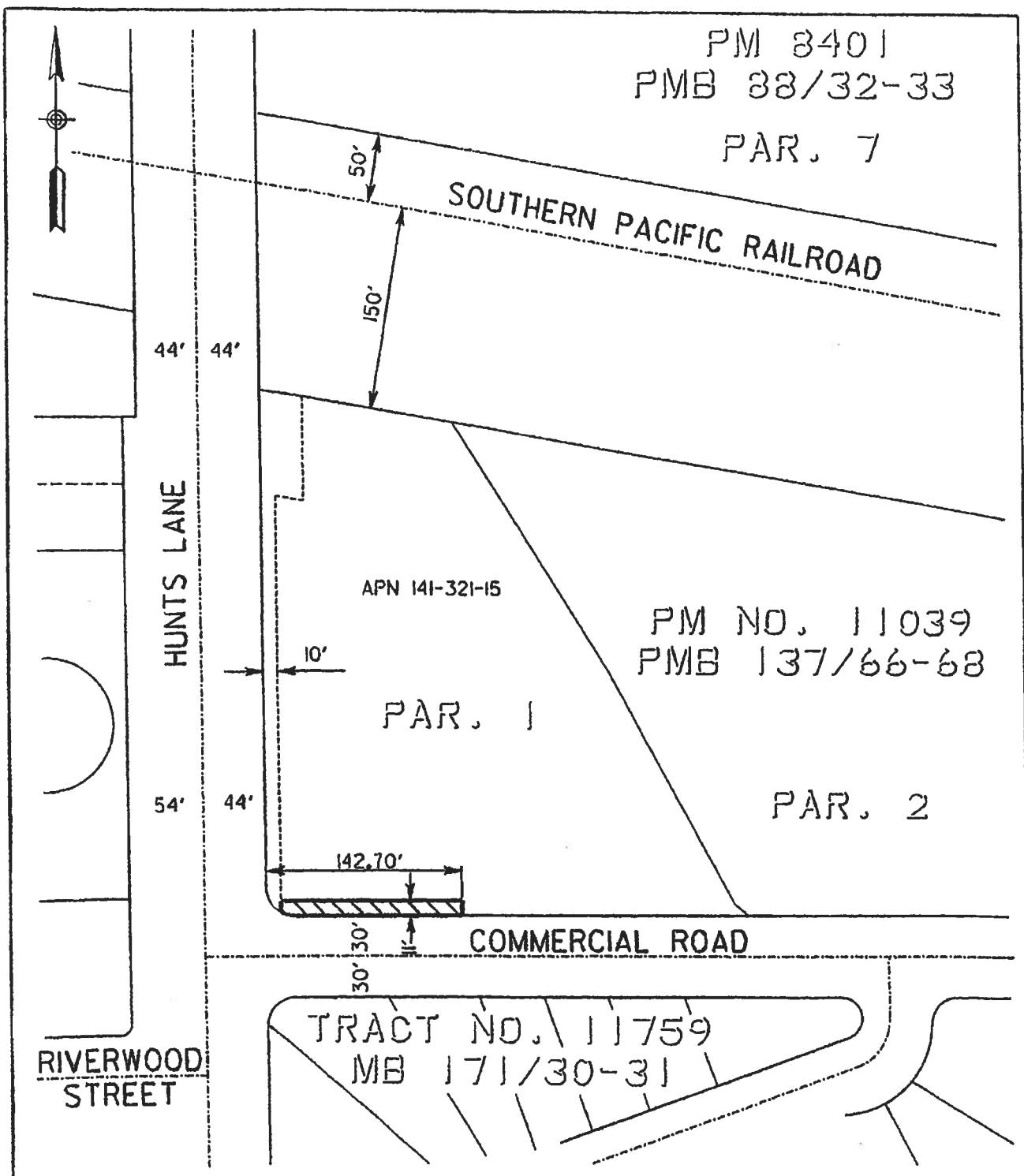
The above-described parcel of land contains approximately 1451 square feet.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

 2/27/08  
\_\_\_\_\_  
Lisa M. Henstridge, PLS                      Date  
L.S. No. 7177                                  Expires: 12-31-09





**DAVID EVANS  
AND ASSOCIATES INC**  
4200 Concourse, Suite 200  
Ontario California 91764  
Phone: 909.481.5750

**EXHIBIT  
"B"**

**TEMPORARY  
CONSTRUCTION  
EASEMENT**

IN THE CITY OF SAN BERNARDINO  
COUNTY OF SAN BERNARDINO  
STATE OF CALIFORNIA

SHEET NO.  
1 OF 1  
JOB NO.  
MOFF0001  
DRAWN BY  
TLK/LKH  
DATE  
2/27/08  
SCALE  
1"=100'

**EXHIBIT "A"**


**Utility Easement  
APN 164-321-49**

The West 14.67 feet of Parcel 7 of Parcel Map 8401 in the City of San Bernardino, County of San Bernardino, State of California per map recorded in Book 88, Pages 32 and 33 of Parcel Maps in the office of the County Recorder of said county.

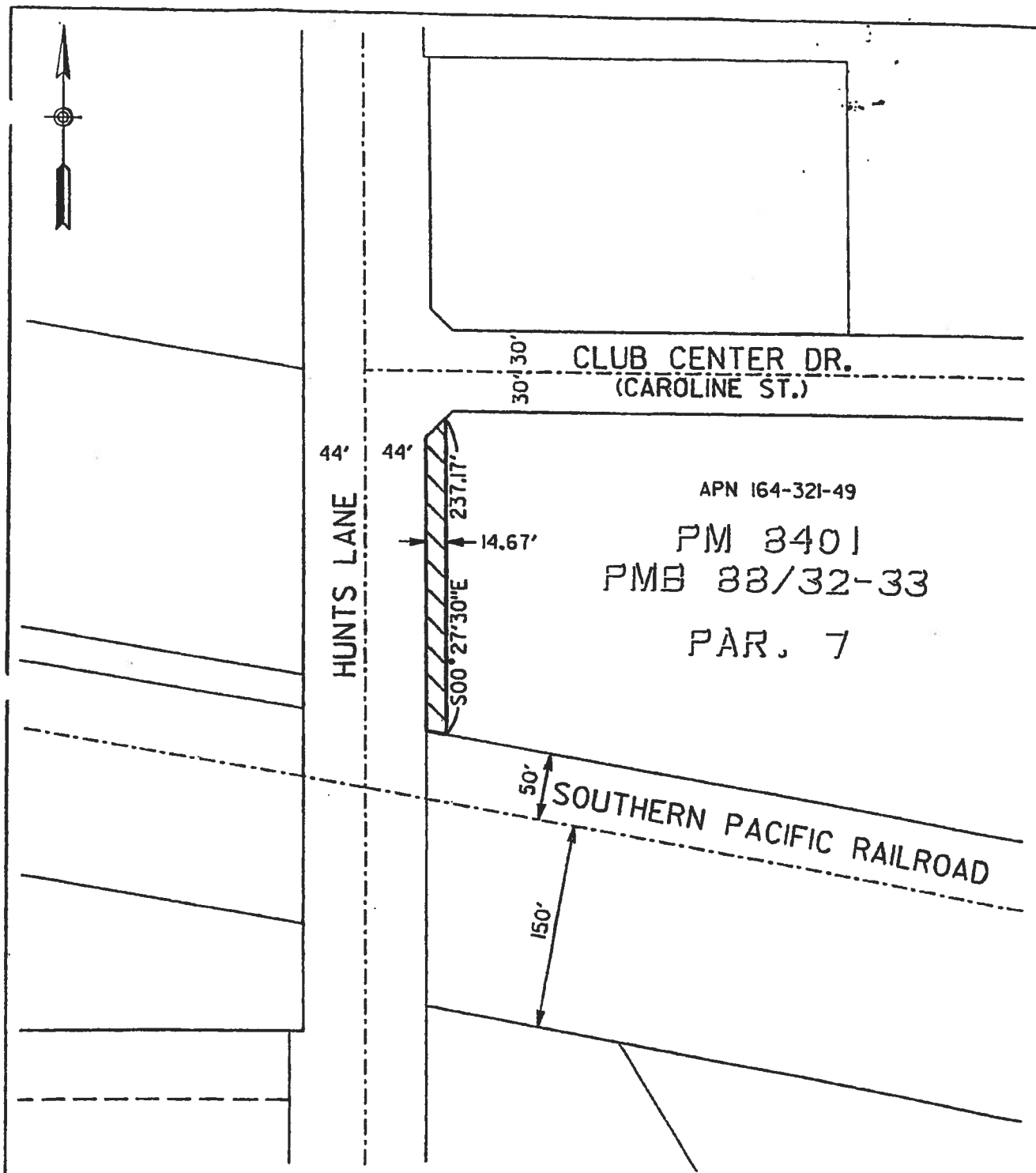
The above-described parcel of land contains approximately 3353 square feet.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

  
Bernard James McNally, PLS      2/27/08      Date  
L.S. No. 7629      Expires: 12-31-08





**DAVID EVANS  
AND ASSOCIATES INC**  
100 North Haven Avenue, Suite 300  
Ontario California 91764  
Phone: 909/481-5750

**EXHIBIT  
"B"**

246

**UTILITY EASEMENT**

IN THE CITY OF SAN BERNARDINO  
COUNTY OF SAN BERNARDINO  
STATE OF CALIFORNIA

SHEET NO:  
1 OF 1  
JOB NO:  
MOFFOODI  
DRAWN BY:  
TLK  
DATE:  
9/18/03  
SCALE:  
1"=100'

**EXHIBIT "A"**

**Permanent Roadway Easement  
APN 164-321-49**

That portion of Parcel 7 of Parcel Map 8401 in the City of San Bernardino, County of San Bernardino, State of California per map recorded in Book 88, Pages 32 and 33 of Parcel Maps in the office of the County Recorder of said county, described as follows:

Commencing at the northeast corner of said Parcel 7;

thence along the northerly line of said Parcel 7, South 89°33'00" West, 575.40 feet to the TRUE POINT OF BEGINNING;

thence continuing along said northerly line, South 89°33'00" West, 56.00 feet;

thence leaving said northerly line, South 00°27'00" East, 12.00 feet;

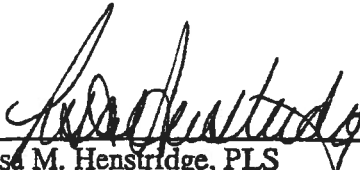
thence North 89°33'00" East, 56.00 feet;

thence North 00°27'00" West, 12.00 feet to the northerly line of said Parcel 7 and the TRUE POINT OF BEGINNING.

The above-described parcel of land contains approximately 672 square feet.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

  
Lisa M. Henstridge, PLS      Date 2/4/09  
L.S. No. 7177      Expires: 12-31-09





POR LOT 4;  
BLK 65  
M.B. 7/2

PAR. 3

12.00' S89°33'00"W 56.00' 30' CLUB CENTER DR.  
500°27'00"E T.P.O.B. (CAROLINE ST.)  
44' 44' S89°33'00"W 12.00' 575.40'  
56.00' N00°27'00"W P.O.C.  
N89°33'00"E APN 164-321-49

PM 8401  
PMB 88/32-33  
PAR. 7

HUNTS LANE

50' SOUTHERN PACIFIC RAILROAD

150'



DAVID EVANS  
AND ASSOCIATES INC

408 Congress, Suite 208  
Ontario, California 91764  
Phone: 909.481.6729

EXHIBIT  
"B"

248

PERMANENT ROADWAY  
EASEMENT

IN THE CITY OF SAN BERNARDINO  
COUNTY OF SAN BERNARDINO

SHEET NO:	1 OF 1
JOB NO:	MOFF0001
DRAWN BY:	TLK/LKH
DATE:	02/04/09
SCALE:	



**EXHIBIT "A"**

**Utility Easement  
APN 164-321-82**

A strip of land, 12.00 feet wide, over that portion of Lot 4, Block 65 as shown on Rancho San Bernardino in the City of San Bernardino, County of San Bernardino, State of California per map recorded in Book 7, Page 2 of Maps in the office of the County Recorder of said county, the westerly line of said strip being described as follows:

Commencing at the southwest corner of Parcel 3 of Parcel Map 8401 per map recorded in Book 88, Pages 32 and 33 of Parcel Maps in the office of the County Recorder of said county;

thence along the southerly line of said Parcel 3, North 89°32'30" East, 4.00 feet to a line that is parallel with and 48.00 feet easterly of the centerline of Hunts Lane as shown on said Parcel Map 8401 and the **TRUE POINT OF BEGINNING**;

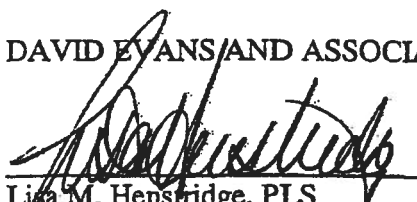
thence along said parallel line, South 00°27'30" East, 184.32 feet to the northerly line of the land described in an Easement Deed to the City of San Bernardino recorded February 10, 1988 as Instrument No. 88-042065.

The sidelines of said strip of land shall be prolonged or shortened and necessary to terminate in the southerly line of said Parcel 3 and in the northeasterly line of the land described in said Easement Deed.

The above-described parcel of land contains approximately 2,284 square feet.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

  
Lisa M. Henstridge, PLS  
L.S. No. 7177

7/29/09  
Date  
Expires: 12-31-09





44' 44'

HUNTS LANE

S00°27'30"E  
184.32'

48'

P.O.C.

N89°32'30"E  
4.00'

T.P.O.B.

APN 164-321-82

NE'LY LINE O.R.  
88-042065

PM 3401  
PMB 38/32-33

PAR. 3

FOR LOT 4;  
BLK 65  
M.B. 7/2

O.R. 88-042065  
02/10/1988

30' 30'

CLUB CENTER DR.  
(CAROLINE ST.)

44' 44'

PM 3401  
PMB 38/32-33

PAR. 7



DAVID EVANS  
AND ASSOCIATES INC  
4100 Cassman, Suite 200  
Ontario California 91764  
Phone: 951.481.5758

EXHIBIT  
"B"

250

UTILITY EASEMENT  
APN 164-321-82

IN THE CITY OF SAN BERNARDINO  
COUNTY OF SAN BERNARDINO

SHEET NO:  
1 OF 1  
JOB NO:  
MOFF0001  
DRAWN BY:  
LKH  
DATE:  
07/27/09

**EXHIBIT "A"**

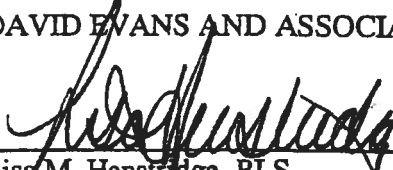
**Utility Easement**  
**APN 164-321-83**

The West 16.00 feet of Parcel 3 of Parcel Map 8401 in the City of San Bernardino, County of San Bernardino, State of California per map recorded in Book 88, Pages 32 and 33 of Parcel Maps in the office of the County Recorder of said county.

The above-described parcel of land contains approximately 2,675 square feet.

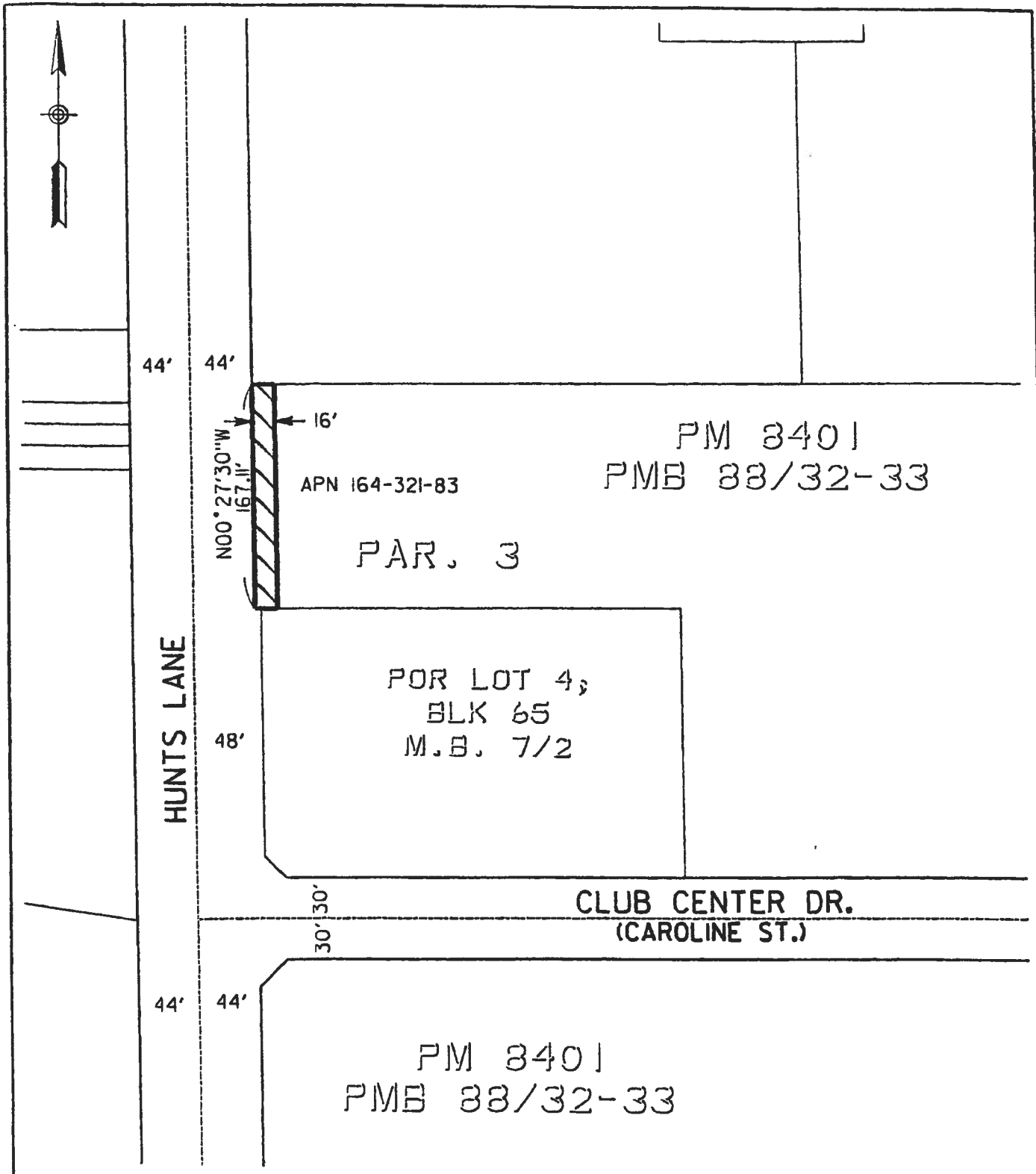
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

  
Lisa M. Henstridge, PLS  
L.S. No. 7177

12/29/09 Date  
Expires: 12-31-09





**DAVID EVANS  
AND ASSOCIATES INC**  
4200 Cornerstone, Suite 200  
Ontario California 91764  
Phone 909.481.5758

**EXHIBIT  
"B"**

252

**UTILITY EASEMENT  
164-321-83**

IN THE CITY OF SAN BERNARDINO  
COUNTY OF SAN BERNARDINO

SHEET NO:  
1 OF 1  
JOB NO:  
MOFF0001  
DRAWN BY:  
LKH  
DATE:  
07/27/09  
SCALE:

**EXHIBIT "A"**

**Permanent Roadway Easement  
APN 164-321-82**

That portion of Lot 4, Block 65 as shown on Rancho San Bernardino in the City of San Bernardino, County of San Bernardino, State of California per map recorded in Book 7, Page 2 of Maps in the office of the County Recorder of said county, described as follows:

Commencing at the centerline intersection of Hunts Lane and Club Center Drive (formerly known as Caroline Street) as shown on Parcel Map 8401 per map recorded in Book 88, Pages 32 and 33 of Parcel Maps in the office of the County Recorder of said county;

thence along the centerline of said Club Center Drive; North 89°33'00" East, 176.21 feet;

thence leaving said centerline, North 00°27'00" West, 30.00 feet to the northerly line of said Club Center Drive and the TRUE POINT OF BEGINNING, said point being the beginning of a non-tangent curve, concave northeasterly and having a radius of 55.00 feet, a radial line of said curve bears South 00°27'00" East;

thence Northwesterly 42.79 feet along said curve through a central angle of 44°34'37" to the beginning of a reverse curve, concave southerly and having a radius of 50.00 feet;

thence Westerly 91.78 feet along said curve through a central angle of 105°10'37" to the northeasterly line of the land described in a Easement Deed to the City of San Bernardino recorded February 11, 1985 as Instrument No. 85-032507;

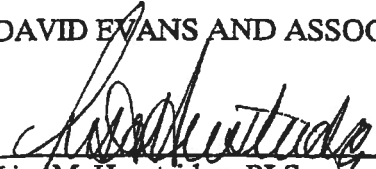
thence along said northeasterly line, South 45°27'15" East, 6.72 feet to the northerly line of said Club Center Drive;

thence along said northerly line, North 89°33'00" East, 112.50 feet to the TRUE POINT OF BEGINNING.

The above-described parcel of land contains approximately 2076 square feet.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

  
Lisa M. Henstridge, PLS      2/4/09      Date  
L.S. No. 7177      Expires: 12-31-09





NE'LY LINE O.R.  
85-032507

APN 164-321-82

POR LOT 4;  
BLK 65  
M.B. 7/2

PAR. 3

$\Delta=105^{\circ}10'37''$   
 $R=50.00'$   
 $L=91.78'$

$\Delta=44^{\circ}34'37''$   
 $R=55.00'$   
 $L=42.79'$

$S00^{\circ}27'00''E (R)$

T.P.O.B.

6.72'  
S45°27'15"E  
112.50'  
N89°33'00"E 176.21'  
P.O.C.

30' 30'  
CLUB CENTER DR.  
(CAROLINE ST.)

44' 44'

HUNTS LANE

PM 8401  
PMB 88/32-33  
PAR. 7

50'  
150'  
SOUTHERN PACIFIC RAILROAD

54' 44'



DAVID EVANS  
AND ASSOCIATES INC

100 North Haven Avenue, Suite 300  
Ontario, California 91764  
Phone: 909.481.5150

EXHIBIT  
"B"

254

PERMANENT ROADWAY  
EASEMENT

IN THE CITY OF SAN BERNARDINO  
COUNTY OF SAN BERNARDINO

SHEET NO:	1 OF 1
JOB NO:	MOFF0001
DRAWN BY:	TLK
DATE:	9/18/03

**EXHIBIT "A"**

**Drainage Easement  
APN 164-321-83**

That portion of the land deeded to William W. Lorbeer and Joyce B. Lorbeer recorded in a deed recorded as Instrument No. 2008-0083579, Official Records of said county, being a portion of Parcel 3 of Parcel Map 8401 in the City of San Bernardino, County of San Bernardino, State of California per map recorded in Book 88, Pages 32 and 33 of Parcel Maps in the office of the County Recorder of said county, described as follows:

Commencing at the southwest corner of Parcel 3 of Parcel Map 8401 per map recorded in Book 88, Pages 32 and 33 of Parcel Maps in the office of the County Recorder of said county;

thence along the southerly line of said Parcel 3, North 89°32'30" East, 14.00 feet to a line that is parallel with and 58.00 feet easterly of the centerline of Hunts Lane as shown on said Parcel Map 8401;

thence along said parallel line, North 00°27'30" West, 62.40 feet to the **TRUE POINT OF BEGINNING**;

thence North 45°05'58" East, 96.80 feet;

thence at right angles, North 44°54'02" West, 20.00 feet;

thence parallel to said aforementioned line shown as "North 45°05'58" East", South 45°05'58" West, 77.18 feet to a line parallel with and 58.00 feet easterly of said centerline;

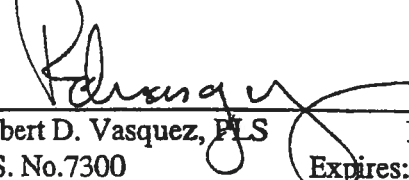
thence along said parallel line, South 00°27'30" East, 28.01 feet to the **TRUE POINT OF BEGINNING**.

The above-described parcel of land contains approximately 1,740 square feet.

As shown on Exhibit "B" attached herewith and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

  
Robert D. Vasquez, PLS      3-27-09  
L.S. No. 7300      Date  
Expires: 12-31-10

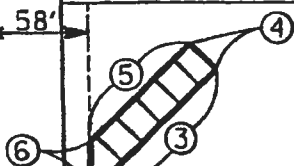




- ① N89°32'30"E 14.00'
- ② N00°27'30"W 62.40'
- ③ N45°05'58"E 96.80'
- ④ N44°54'02"W 20.00'
- ⑤ S45°05'58"W 77.18'
- ⑥ S00°27'30"E 28.01'

44' 44'

58'



PM 3401  
PMB 38/32-33

T.P.O.B.

APN 164-321-83

PAR. 3

P.O.C.

48'

POR LOT 4;  
BLK 65  
M.B. 7/2

PAR. 4

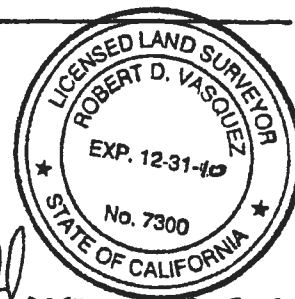
HUNTS LANE

30' 30'

CLUB CENTER DR.  
(CAROLINE ST.)

44' 44'

PAR. 7  
PM 3401  
PMB 38/32-33



DAVID EVANS  
AND ASSOCIATES INC

4280 Cassero, Suite 200  
Ontario California 91764  
Phone: 909.481.5750

EXHIBIT  
"B"

256

DRAINAGE  
EASEMENT

IN THE CITY OF SAN BERNARDINO  
COUNTY OF SAN BERNARDINO

SHEET NO: 1 OF 1  
JOB NO: MOFF0001  
DRAWN BY: TLX/LKH  
DATE: 03/26/09



**EXHIBIT "A"**  
**Temporary Construction Easement**  
**APN 164-321-82**

That portion of land deeded to William W. Lorbeer and Joyce B. Lorbeer recorded in a deed recorded as Instrument NO. 2008-0083579, Official Records of said county, being a portion of Lot 4, Block 65 as shown on Rancho San Bernardino, in the City of San Bernardino, County of San Bernardino, State of California, per map recorded in Book 7, Page 2 of Maps in the office of the County Recorder of said county, described as follows:

Commencing at the southwest corner of Parcel 3 of Parcel Map 8401 per map recorded in Book 88, Pages 32 and 33 of Parcel Maps in the office of the County Recorder of said county;

thence along the southerly line of said Parcel 3, North 89°32'30" East, 20.00 feet to a line that is parallel with and 64.00 feet easterly of the centerline of Hunts Lane as shown on said Parcel Map 8401 and the **TRUE POINT OF BEGINNING**;

thence along said parallel line, South 00°27'30" East, 63.30 feet;

thence South 36°20'05" East, 155.18' feet to a line parallel with and 11.00 feet northerly of the southerly line of said Lot 4;

thence along said parallel line, South 89°33'00" West, 21.27 feet;

thence South 00°27'30" East, 11.00 feet to a point on the northerly line of Club Center Drive (formerly known as Caroline Street) as shown on said Parcel Map 8401, said point being the beginning of a non-tangent curve, concave northeasterly and having a radius of 55.00 feet, a radial line to said curve bears South 00°27'00" East;

thence northwesterly 42.79 feet along said curve through a central angle of 44°34'37" to the beginning of a reverse curve, concave southerly and having a radius of 50.00 feet;

thence westerly 91.78 feet along said curve through a central angle of 105°10'37" to the northeasterly line of the land described in a Easement Deed to the City of San Bernardino recorded February 11, 1985 as Instrument No. 85-032507;

thence along said northeasterly line, North 45°27'15" West, 1.36 feet to a line that is parallel with and 58.00 feet easterly of the centerline of said Hunts Lane;

thence along said parallel line North 00°27'30" West, 194.32 feet to the southerly line of said Parcel 3;

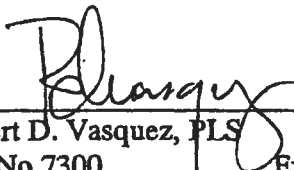
thence along said line, North 89°32'30" East, 6.00 feet to the **TRUE POINT OF BEGINNING**.

The above-described parcel of land contains approximately 6,025 square feet.

As shown on Exhibit "B" attached herewith and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

  
Robert D. Vasquez, PLS      Date 3.27.09  
L.S. No. 7300      Expires: 12-31-10



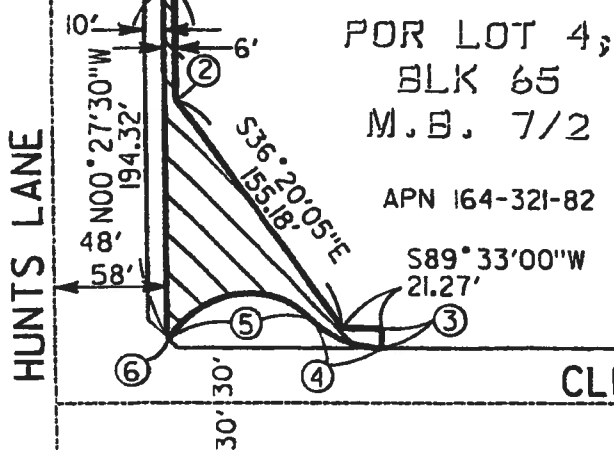


- ① N89°32'30"E 20.00'
- ② S00°27'30"E 63.30'
- ③ S00°27'00"E (RAD) 11.00'
- Δ=44°34'37"
- ④ R=55.00'
- L=42.79'
- Δ=105°10'37"
- ⑤ R=50.00'
- L=91.78'
- ⑥ N45°27'15"W 1.36'
- ⑦ N89°32'30"E 6.00'

44' 44'

PM 3401  
PMB 88/32-33

P.O.C. ① PAR. 3  
I.P.O.B.



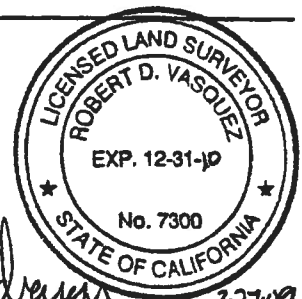
PAR. 4

HUNTS LANE

CLUB CENTER DR.  
(CAROLINE ST.)

44' 44'

PAR. 7  
PM 3401  
PMB 88/32-33



*Release* 7-27-09



DAVID EVANS  
AND ASSOCIATES INC

4300 Concrete, Suite 300  
Ontario California 91764  
Phone: 909.481.5750

EXHIBIT  
"B"  
259

TEMPORARY  
CONSTRUCTION  
EASEMENT

IN THE CITY OF SAN BERNARDINO

SHEET NO:  
1 OF 1  
JOB NO:  
MOFF0001  
DRAWN BY:  
TKL/LKH  
DATE:

**EXHIBIT "A"**

**Temporary Construction Easement  
APN 164-321-83**

That portion of Parcel 3 of Parcel Map 8401 in the City of San Bernardino, County of San Bernardino, State of California per map recorded in Book 88, Pages 32 and 33 of Parcel Maps in the office of the County Recorder of said county, described as follows:

Commencing at the southwest corner of Parcel 3 of Parcel Map 8401 per map recorded in Book 88, Pages 32 and 33 of Parcel Maps in the office of the County Recorder of said county;

thence along the southerly line of said Parcel 3, North 89°32'30" East, 20.00 feet to a line that is parallel with and 64.00 feet easterly of the centerline of Hunts Lane as shown on said Parcel Map 8401 and the TRUE POINT OF BEGINNING;

thence along said parallel line, North 00°27'30" West, 63.00 feet;

thence North 89°32'30" East, 49.44 feet;

thence North 00°27'30" West, 37.76 feet;

thence North 89°32'30" East, 36.56 feet;

thence North 00°27'30" West, 66.39 feet to the northerly line of said Parcel 3;

thence along said northerly line, South 89°31'08" West, 92.00 feet to a line that is parallel with and 58.00 feet easterly of the centerline of said Hunts Lane;

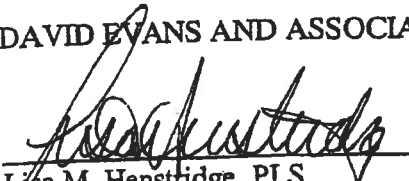
thence along said parallel line, South 00°27'30" East, 167.11 feet;

thence North 89°32'30" East, 6.00 feet to the TRUE POINT OF BEGINNING.

The above-described parcel of land contains approximately 8576 square feet.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

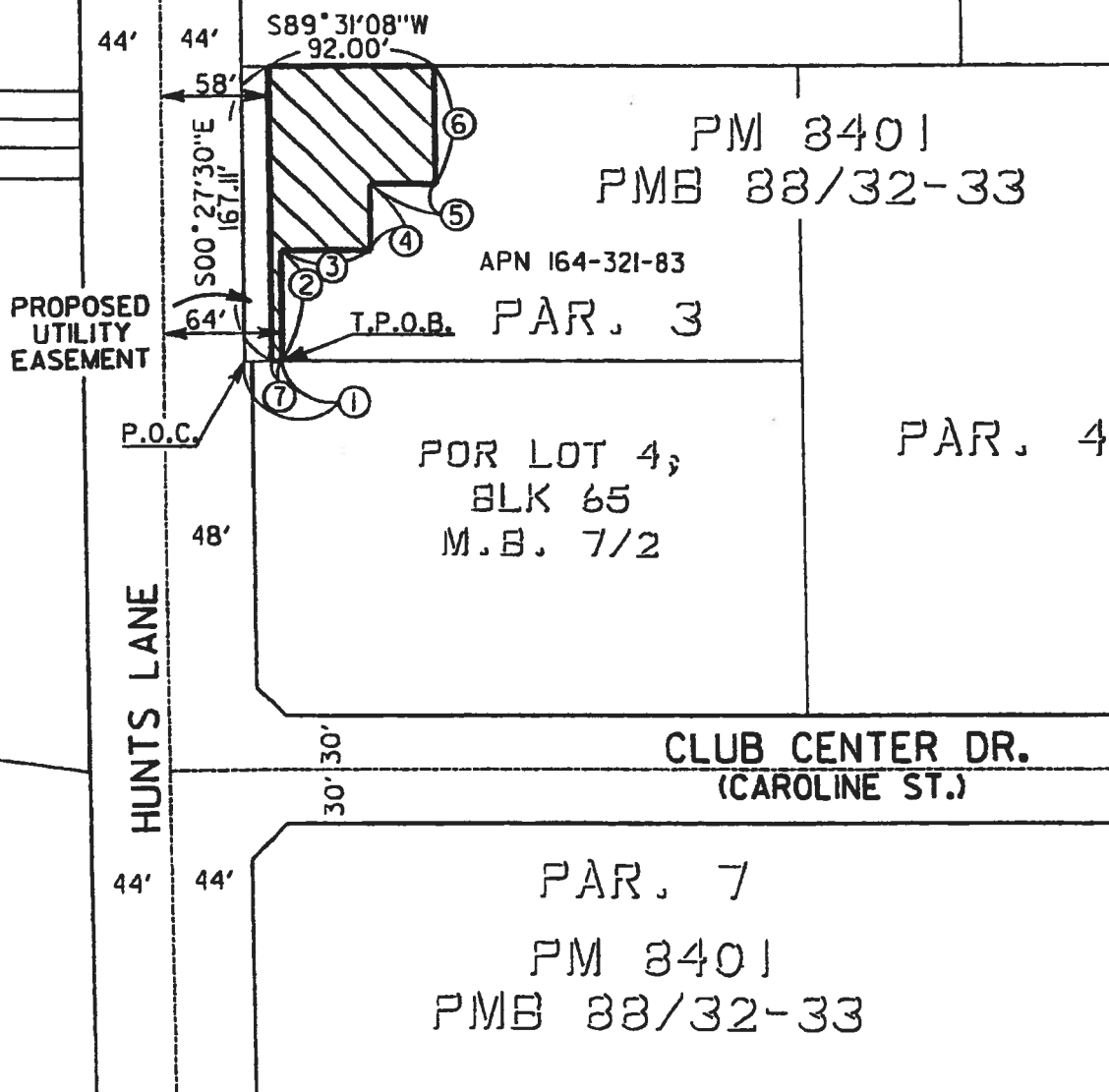
  
Lisa M. Henstridge, PLS  
L.S. No. 7177

2/5/09  
Date  
Expires: 12-31-09





- ① N89°32'30"E 20.00'
- ② N00°27'30"W 63.00'
- ③ N89°32'30"E 49.44'
- ④ N00°27'30"W 37.76'
- ⑤ N89°32'30"E 36.56'
- ⑥ N00°27'30"W 66.39'
- ⑦ N89°32'30"E 6.00'



DAVID EVANS  
AND ASSOCIATES INC

4200 Connecticut, Suite 200  
Ontario, California 91764  
Phone: 909.482.5738

EXHIBIT  
"B"  
261

TEMPORARY  
CONSTRUCTION  
EASEMENT

IN THE CITY OF SAN BERNARDINO

SHEET NO:  
1 OF 1  
JOB NO:  
MOFF0001  
DRAWN BY:  
TLK/LKH  
DATE:

**EXHIBIT "A"**

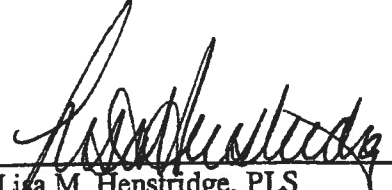
**Temporary Construction Easement  
APN 164-392-62**

The Northerly 10.00 feet and the Easterly 10.00 feet of Lot 1 of Tract No. 10306 in the City of Colton, County of San Bernardino, State of California per map recorded in Book 147, Pages 67 through 69 of Maps in the office of the County Recorder of said county.

The above-described parcel of land contains approximately 1453 square feet.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

  
\_\_\_\_\_  
Lisa M. Henstridge, PLS      Date 2/11/09  
L.S. No. 7177      Expires: 12-31-09



MOUNTAIN WOODS ST.

54'

44'



TRACT  
MB 147/10-12  
10307

COMMERCIAL  
RD.

30'

RIVERWOOD STREET

30'

W'LY LINE O.R.  
2005-0790023

SMALLWOOD ST.

N'LY LINE O.R.  
2005-0790023

APN 164-392-062

LOT 1

TRACT  
MB 147/67-69  
10306  
LOT 2

S. HUNTS LANE

54'

44'

TRACT  
MB



DAVID EVANS  
AND ASSOCIATES INC

3285 Concourse, Suite 200  
Ontario California 91764  
Phone: 909-481-5750

EXHIBIT  
"B"  
263

TEMPORARY  
CONSTRUCTION  
EASEMENT

IN THE CITY OF COLTON

SHEET NO:  
1 OF 1  
JOB NO:  
MOFF0001  
DRAWN BY:  
LKH  
DATE:  
02/09/09

**EXHIBIT "A"**

**Utility Easement  
APN 164-311-42**

The west 65.00 feet of the east 79.00 feet of Parcel 6 of Parcel Map No. 13247 in the City of Colton, County of San Bernardino, State of California per map recorded in Book 153, Pages 79 and 80 of Parcel Maps in the office of the County Recorder of said county.

The above-described parcel of land contains approximately 0.13 acres (5,431 square feet).

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

  
\_\_\_\_\_  
Lisa M. Henstridge, PLS      Date  
L.S. No. 7177      Expires: 12-31-09





**LEGEND**



EASEMENT AREA

APN

ASSESSOR PARCEL NUMBER

TOTAL AREA: 5,431 S.F.



SOUTHERN PACIFIC RAILROAD

50'

107.58'

PM NO. 13247

PMB 153/79-80

APN 164-311-42

PARCEL

65'

6

79'

44'

44'

14' 30'

LANE

HUNTS

54'

44'

LOT A  
TRACT 10307  
MB 147/70-72



**DAVID EVANS  
AND ASSOCIATES INC**

4280 Camino, Suite 200  
Ostia California 91764  
Phone: 909.481.5738

**EXHIBIT  
"B"**  
265

**UTILITY  
EASEMENT**

APN 164-311-42

IN THE CITY OF COLTON

SHEET NO.  
1 OF 1  
JOB NO.  
MOFF0001  
DRAWN BY:  
LKH  
DATE:

**EXHIBIT "A"**

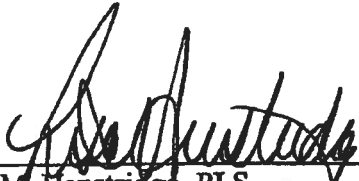
**Temporary Construction Easement  
APN 164-311-42**

The west 41.00 feet of the east 120.00 feet of Parcel 6 of Parcel Map No. 13247 in the City of Colton, County of San Bernardino, State of California per map recorded in Book 153, Pages 79 and 80 of Parcel Maps in the office of the County Recorder of said county.

The above-described parcel of land contains approximately 0.09 acres (3,802 square feet).

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

 5/6/09  
\_\_\_\_\_  
Lisa M. Henstridge, PLS                      Date  
L.S. No. 7177                      Expires: 12-31-09



**LEGEND**



EASEMENT AREA

APN

ASSESSOR PARCEL NUMBER

TOTAL AREA: 3,802 S.F.



SOUTHERN PACIFIC RAILROAD

50'

107.58'

PM

NO.

13247

PMB

153/79-80

APN 164-311-42

PARCEL

41'

65'

6

44'

44'

14' 30'

120'

54'

44'

LOT A  
TRACT 10307  
MB 147/70-72

LANE

HUNTS



**DAVID EVANS  
AND ASSOCIATES INC**

4200 Cornerstone, Suite 200  
Ontario, California 91764  
Phone 909.481.5700

**EXHIBIT  
"B"**

267

**TEMPORARY  
CONSTRUCTION  
EASEMENT**

APN 164-311-42

IN THE CITY OF COLTON  
COUNTY OF SAN BERNARDINO

SHEET NO:

1 OF 1

JOB NO:

MOFF0001

DRAWN BY:

LKH

DATE:

05/05/09

**EXHIBIT "A"**

**Utility Easement  
APN 164-311-46 & 06**

A strip of land, 30.00 feet wide, being a portion of land described in the deed to Conagra, Inc., recorded March 30, 1999 as Instrument No. 1999-0132130, Official Records of said County, being a portion of Lot 3, Block 65 as shown on Rancho San Bernardino, in the City of Colton, County of San Bernardino, State of California, per map recorded in Book 7, Page 2 of Maps in the office of the County Recorder of said county, the easterly line of said strip being described as follows:

Beginning at the easterly terminus of that certain course shown as having a bearing and distance of "North 80°29'34" West 772.73 feet", as shown on a map filed in Book 62, Page 100 of Records of Survey, in the office of the County Recorder of said County, said point being on a line parallel with and 44.00 feet westerly of the centerline of Hunts Lane as shown on said Record of Survey;

thence along said parallel line, South 00°27'30" East, 253.83 feet to the southerly line of the land described in Parcel D of said Deed to Conagra, Inc.

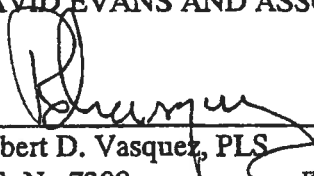
The sidelines of said strip of land shall be prolonged or shortened as necessary to terminate in the northerly line of said certain course shown on said Record of Survey and in the southerly line of the land described said Parcel D.

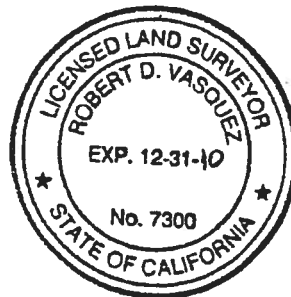
The above-described parcel of land contains approximately 7,615 square feet.

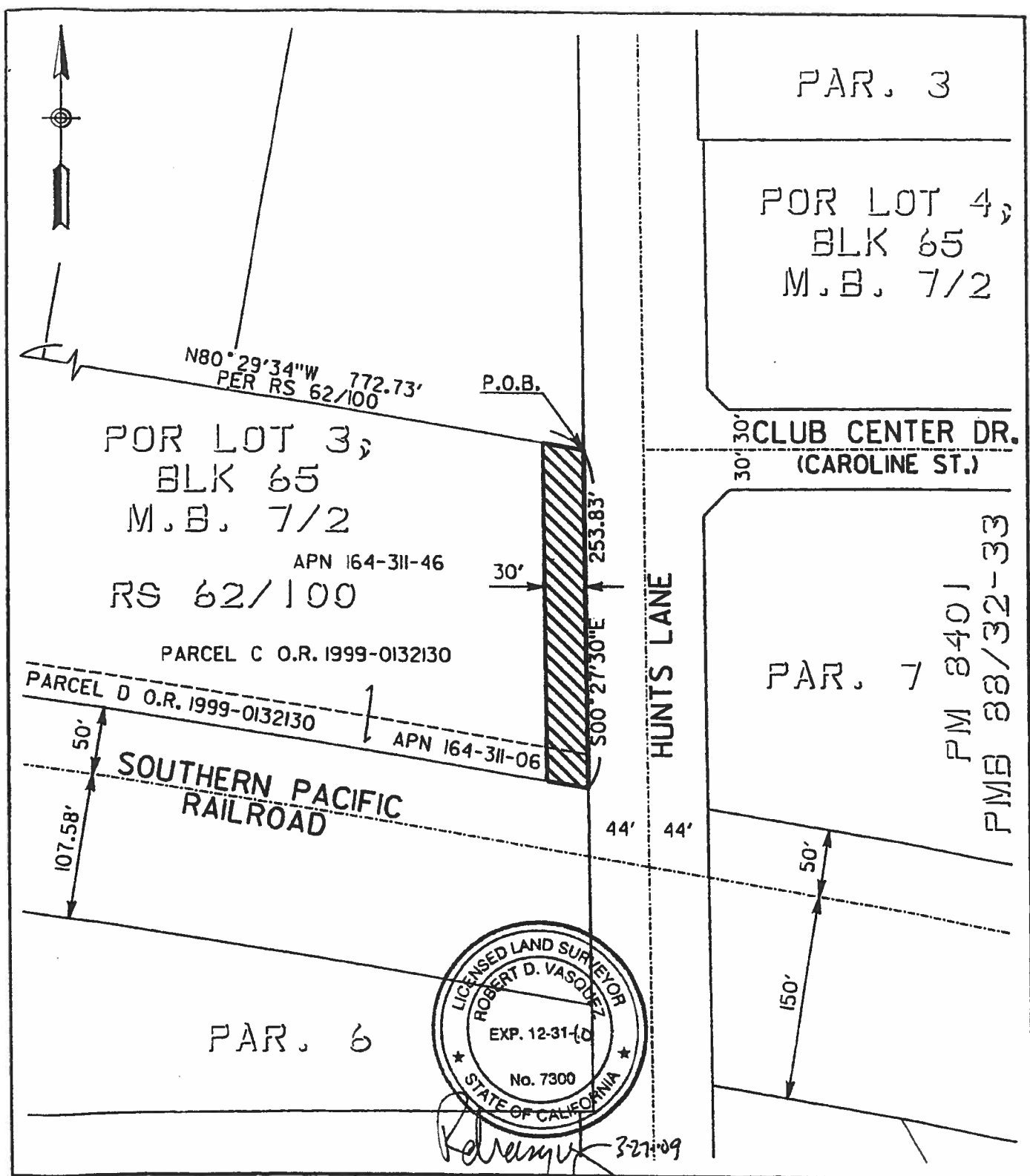
As shown on Exhibit "B" attached herewith and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

  
Robert D. Vasquez, PLS      3-27-09      Date  
L.S. No. 7300      Expires: 12-31-09





**DAVID EVANS  
AND ASSOCIATES INC.**

4200 Cassman, Suite 100  
Ontario California 91764  
Phone: 909.481.5758

**EXHIBIT  
"B"**

269

**UTILITY EASEMENT**

IN THE CITY OF COLTON

SHEET NO:	1 OF 1
JOB NO:	MOFF0001
DRAWN BY:	TLK/LKH
DATE:	

**EXHIBIT "A"**

**Aerial Easement  
APN 164-311-06**

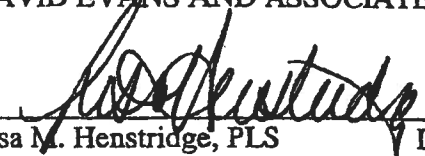
The West 10.00 feet of the East 40.00 feet of Parcel D being a portion of land described in the deed to Conagra, Inc., recorded March 30, 1999 as Instrument No. 1999-0132130, Official Records of said County, also being a portion of Lot 3, Block 65 as shown on Rancho San Bernardino, in the City of Colton, County of San Bernardino, State of California, per map recorded in Book 7, Page 2 of Maps in the office of the County Recorder of said county.

The above-described parcel of land contains approximately 254 square feet.

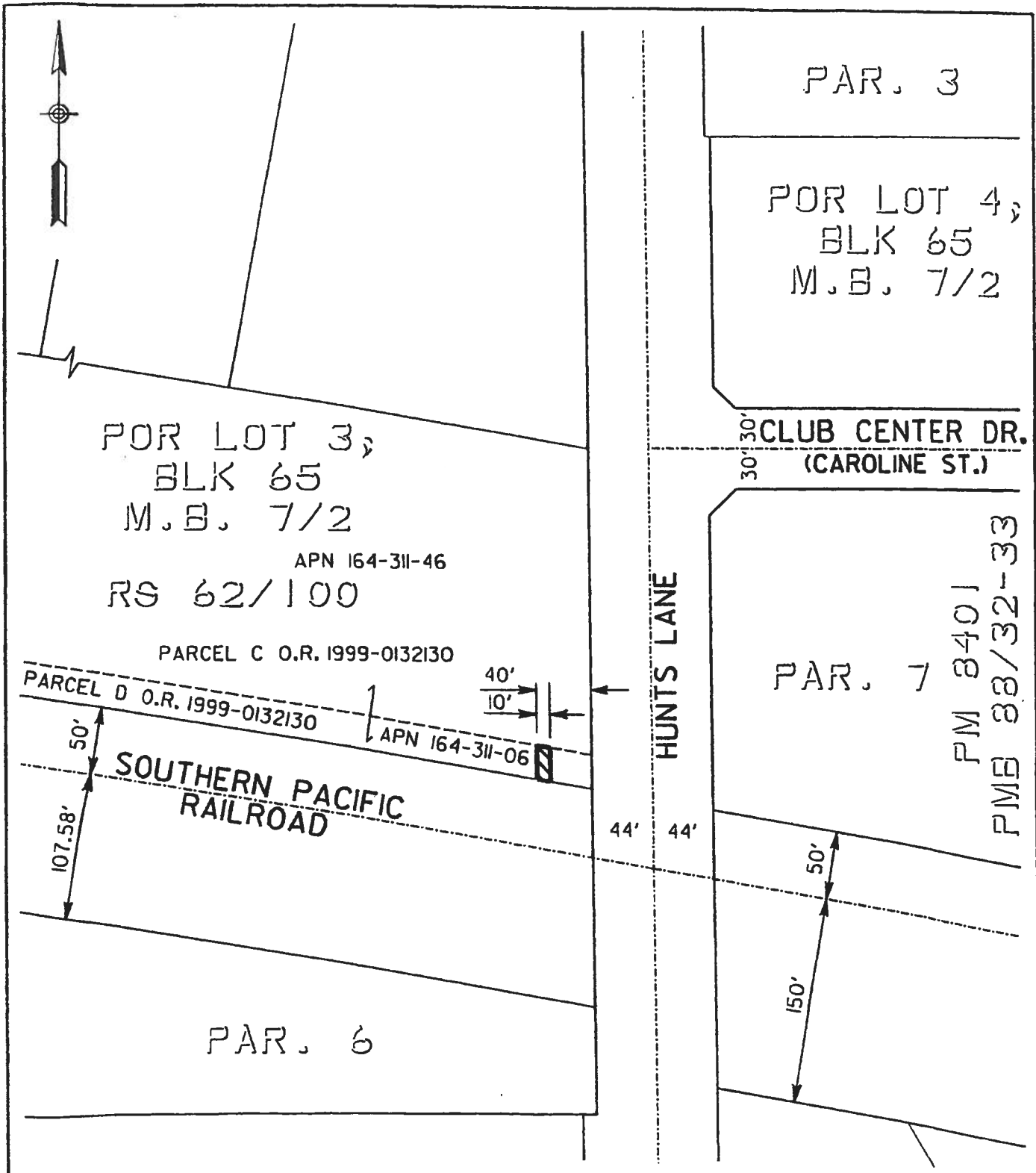
As shown on Exhibit "B" attached herewith and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

 7/29/09  
\_\_\_\_\_  
Lisa M. Henstridge, PLS Date  
L.S. No. 7177 Expires: 12-31-09





**DAVID EVANS  
AND ASSOCIATES INC.**

4200 Corner, Suite 200  
Ontario, California 91764  
Phone: 909.481.5750

**EXHIBIT  
"B"**  
271

**AERIAL EASEMENT  
APN 164-311-06**

IN THE CITY OF COLTON

SHEET NO:  
1 OF 1  
JOB NO:  
MOFF0001  
DRAWN BY:  
LKH  
DATE:  
02/22/00

**EXHIBIT "A"**

**Aerial Easement  
APN 164-311-46**

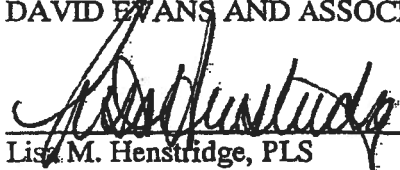
The West 10.00 feet of the East 40.00 feet of Parcel C being a portion of land described in the deed to Conagra, Inc., recorded March 30, 1999 as Instrument No. 1999-0132130, Official Records of said County, also being a portion of Lot 3, Block 65 as shown on Rancho San Bernardino, in the City of Colton, County of San Bernardino, State of California, per map recorded in Book 7, Page 2 of Maps in the office of the County Recorder of said county.

The above-described parcel of land contains approximately 2,284 square feet.

As shown on Exhibit "B" attached herewith and made a part hereof.

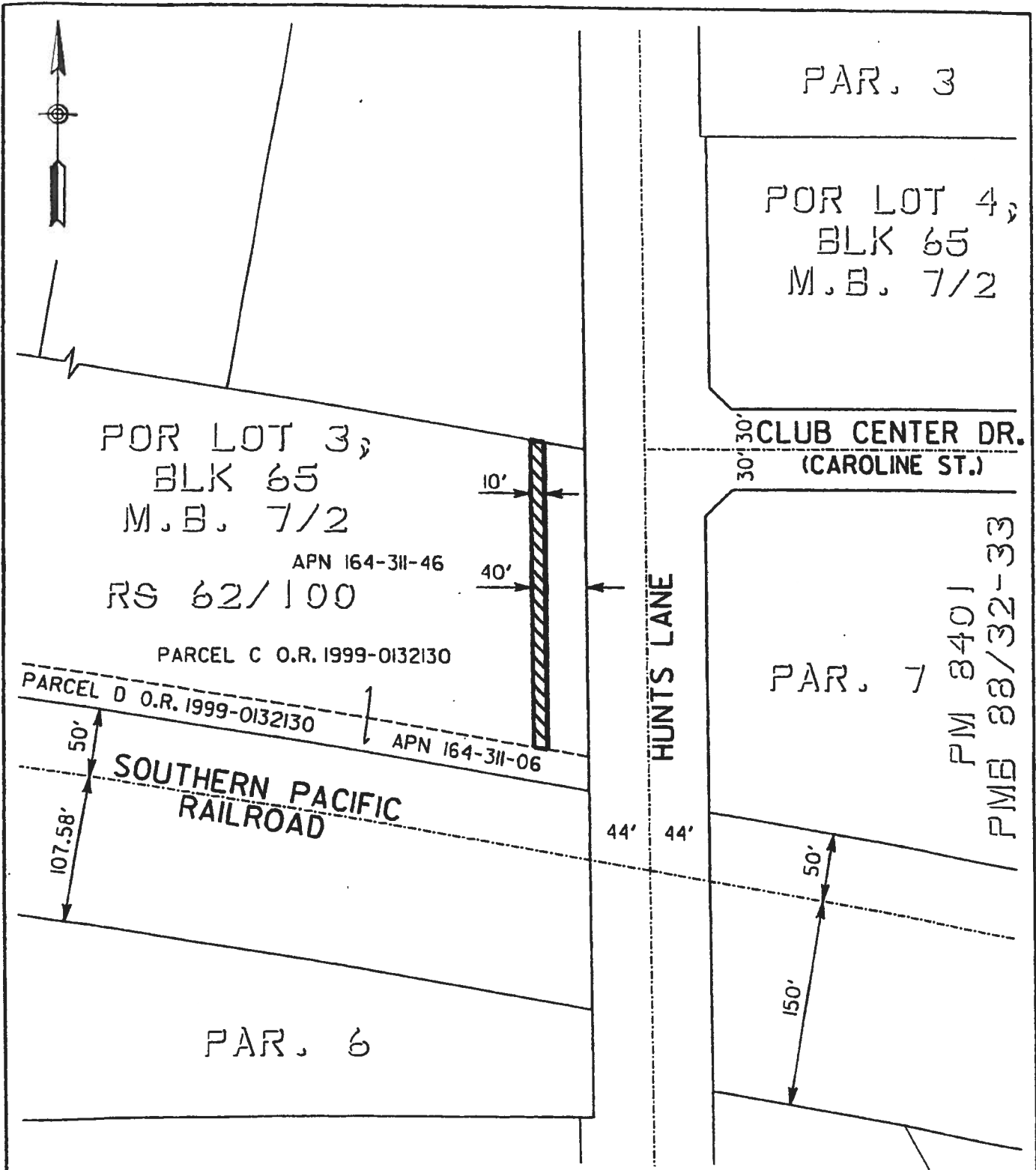
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

DAVID EVANS AND ASSOCIATES, INC.

 7/29/09  
\_\_\_\_\_  
Lisa M. Henstridge, PLS                      Date  
L.S. No. 7177                      Expires: 12-31-09







**DAVID EVANS  
AND ASSOCIATES INC**  
4100 Commerce, Suite 200  
Ontario California 91764  
Phone: 909.482.5759

**EXHIBIT  
"B"**  
273

**AERIAL EASEMENT  
APN 164-311-46**

IN THE CITY OF COLTON

SHEET NO:	1 OF 1
JOB NO:	MOFF0001
DRAWN BY:	LKH
DATE:	07/27/09

**EXHIBIT "A"**  
**Permanent Roadway Easement**  
**APN 164-271-03**

That portion of land deeded to The Hanna Family Trust in the City of Colton, County of San Bernardino, State of California, recorded as Instrument No. 2002-0682265, Official Records of said County being a portion of Lot 3, Block 65 as shown on Rancho San Bernardino per map recorded in Book 7, Page 2 of Maps in the office of the County Recorder of said county, described as follows:

**Beginning** at the intersection of the easterly terminus of that certain course shown as having a bearing of South 89°33'00" West and a length the 455.90 feet with the westerly line of Hunts Lane, 44.00 foot half width as shown on Record of Survey 00-062 filed in Book 114, Page 3 of Records of Surveys in the office of said County Recorder;

Thence along said certain course, South 89°33'09" West, 21.04 feet to the beginning of a non-tangent curve concave northwesterly having a radius of 72.50 feet, a radial line to said point bears South 54°35'47" East;

Thence northeasterly along said curve, 12.68 feet through a central angle of 10°01'13" to the beginning of a compound curve concave northwesterly having a radius of 192.50 feet, a radial line to said point bears South 64°37'00" East;

Thence northeasterly along said compound curve, 14.62 feet through a central angle of 04°21'06" to the beginning of a compound curve concave northwesterly having a radius of 99.00 feet a radial line to said point bears, South 68°58'06" East;

Thence northeasterly along last said compound curve, 37.13 feet through a central angle of 21°29'24" to a line parallel with and 1.80 feet westerly of said westerly line of Hunts Lane;

Thence along said parallel line, North 00°27'30" West, 106.22 feet;

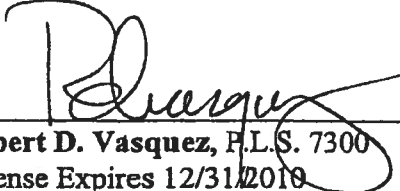
Thence North 89°32'30" East, 1.80 feet to a point in said westerly line of Hunts Lane;

Thence along said westerly line, South 00°27'30" East, 166.75 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains approximately 684 square feet (0.016 acres).

As shown on Exhibit "B" attached herewith and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

  
Robert D. Vasquez, P.L.S. 7300  
License Expires 12/31/2010

4.6.09

Date



# LEGEND



EASEMENT AREA

P.O.B. POINT OF BEGINNING

APN ASSESSOR PARCEL NUMBER

RAD RADIAL

PCC POINT OF COMPOUND CURVATURE

TOTAL AREA: 684 S.F.

LOT 3 BLK 65  
MB 7/2

LINE TABLE		
LINE	BEARING	DISTANCE
LI	S89°33'09"W	21.04'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°01'13"	72.50'	12.68'
C2	04°21'06"	192.50'	14.62'
C3	21°29'24"	99.00'	37.13'

RS 00-062  
RS 114/3

APN 164-271-03

S68°58'06"E  
(PCC)

S64°37'00"E C2  
(PCC)

S54°35'47"E C1  
(RAD)

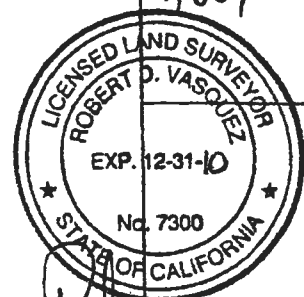
S89°33'00"W 455.90'  
PER RSB 114/3

REDLANDS BOULEVARD

HUNTS LANE



PM 3818  
PMB 35/35



DAVID EVANS  
AND ASSOCIATES INC

4200 Concourse, Suite 200  
Ontario California 91764  
Phone: 909.481.5759

EXHIBIT  
"B"

276

PERMANENT  
ROADWAY  
EASEMENT

IN THE CITY OF COLTON  
COUNTY OF SAN BERNARDINO

SHEET NO:	1 OF 1
JOB NO:	MOFF0001
DRAWN BY:	KXG
DATE:	04/06/09
SCALE:	

**EXHIBIT "A"**  
**Permanent Roadway Easement**  
APN 164-271-04

That portion of land deeded to Atef Hanna and Soheir Hanna and Ehab Attalla in the City of Colton, County of San Bernardino, State of California, recorded as Instrument No. 1998-0171507, Official Records of said County being a portion of Lot 3, Block 65 as shown on Rancho San Bernardino per map recorded in Book 7, Page 2 of Maps in the office of the County Recorder of said county, described as follows:

**Beginning** at the intersection of the easterly terminus of that certain course shown as having a bearing of South 89°33'00" West and a length the 455.90 feet with the westerly line of Hunts Lane, 44.00 foot half width as shown on Record of Survey 00-062 filed in Book 114, Page 3 of Records of Surveys in the office of said County Recorder;

Thence along said certain course, South 89°33'09" West, 21.04 feet to the beginning of a non-tangent curve concave northwesterly having a radius of 72.50 feet, a radial line to said point bears South 54°35'47" East;

Thence southwesterly along said curve, 20.48 feet through a central angle of 16°10'57";

Thence radially from said curve, South 38°24'50" East, 6.50 feet to the beginning of a non-tangent curve concave northwesterly having a radius of 79.00 feet, a radial line to said point bears South 38°24'50" East;

Thence southwesterly along last said curve, 19.26 feet through a central angle of 13°58'15" to the beginning of a compound curve concave northwesterly having a radius of 199.00 feet, a radial line to said point bears South 24°26'35" East;

Thence southwesterly along last said compound curve, 94.91 feet through a central angle of 27°19'31";

Thence radially from said curve, South 02°52'56" West, 2.56 feet to the beginning of a non-tangent curve concave northerly having a radius of 1477.87 feet, a radial line to said point bears South 04°12'42" West, being also a point in the northerly line of the lands deeded to J.E. Dieterich or Gail A. Dieterich recorded December 7, 1988 as Instrument No. 1988-419415, Official Records of said County;

Thence easterly along said curve and said northerly line, 120.46 feet through a central angle of 04°40'12";

Thence continuing along said northerly line, North 89°32'30" East, 20.00 feet to said aforementioned westerly line of Hunts Lane;

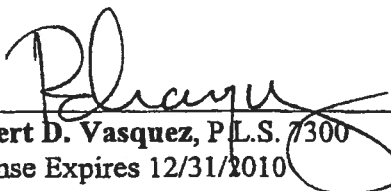
Thence along said westerly line, North 00°27'30" West, 54.01 feet to the **POINT OF BEGINNING.**

The westerly end of said easement is to terminate on a radial line bearing South 02°52'56" West.

The above-described parcel of land contains approximately 3,035 square feet (0.070 acres).

As shown on Exhibit "B" attached herewith and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

  
Robert D. Vasquez, P.L.S. 7300  
License Expires 12/31/2010

4.6.09  
Date



# LEGEND



EASEMENT AREA

P.O.B. POINT OF BEGINNING

APN ASSESSOR PARCEL NUMBER

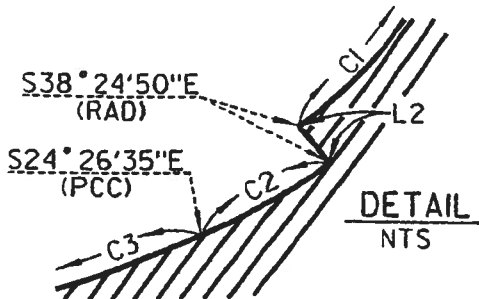
RAD RADIAL

PCC POINT OF COMPOUND CURVATURE

TOTAL AREA: 3,035 S.F.

REDLANDS BOULEVARD

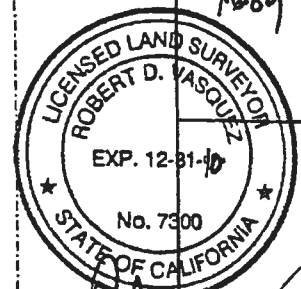
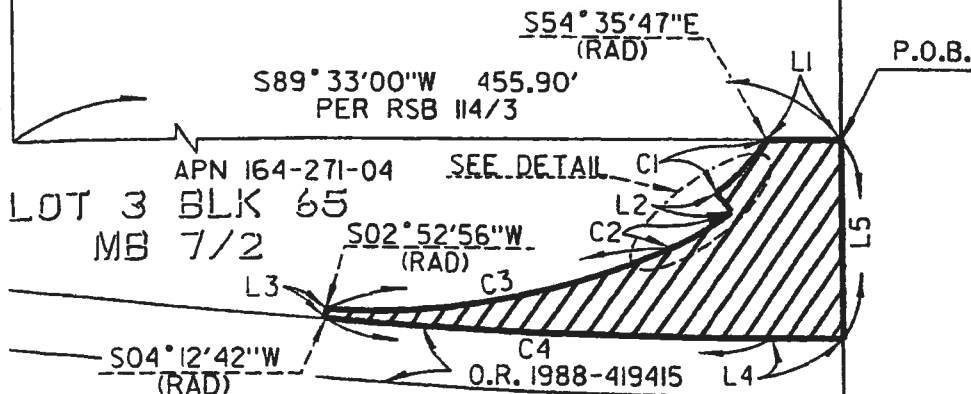
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°33'09"W	21.04'
L2	S38°24'50"E	6.50'
L3	S02°52'56"W	2.56'
L4	N89°32'30"E	20.00'
L5	N00°27'30"W	54.01'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	16°10'57"	72.50'	20.48'
C2	13°58'15"	79.00'	19.26'
C3	27°19'31"	199.00'	94.91'
C4	04°40'12"	1477.87'	120.46'

RS 00-062

RS114/3



PM 3818  
PMB 35/35

HUNTS LANE



DAVID EVANS  
AND ASSOCIATES INC

4209 Cassanova, Suite 200  
Ontario California 91764  
Phone: 909.481.5750

EXHIBIT  
"B"

279

PERMANENT  
ROADWAY  
EASEMENT

IN THE CITY OF COLTON  
COUNTY OF SAN BERNARDINO

SHEET NO: 1 OF 1  
JOB NO: MOFF0001  
DRAWN BY: KXG  
DATE: 04/06/09

**EXHIBIT "A"**  
**Permanent Utility Easement**  
**APN 164-271-03**

That portion of land deeded to The Hanna Family Trust in the City of Colton, County of San Bernardino, State of California, recorded as Instrument No. 2002-0682265, Official Records of said County being a portion of Lot 3, Block 65 as shown on Rancho San Bernardino per map recorded in Book 7, Page 2 of Maps in the office of the County Recorder of said county, described as follows:

**Commencing** at the intersection of the easterly terminus of that certain course shown as having a bearing of South 89°33'00" West and a length the 455.90 feet with the westerly line of Hunts Lane, 44.00 foot half width as shown on Record of Survey 00-062 filed in Book 114, Page 3 of Records of Surveys in the office of said County Recorder;

Thence along said certain course, South 89°33'09" West, 21.04 feet to the beginning of a non-tangent curve concave northwesterly having a radius of 72.50 feet, a radial line to said point bears South 54°35'47" East, said point being the **TRUE POINT OF BEGINNING**;

Thence northeasterly along said curve, 12.68 feet through a central angle of 10°01'13" to the beginning of a compound curve concave northwesterly having a radius of 192.50 feet, a radial line to said point bears South 64°37'00" East;

Thence northeasterly along said compound curve, 14.62 feet through a central angle of 04°21'06" to the beginning of a compound curve concave northwesterly having a radius of 99.00 feet a radial line to said point bears, South 68°58'06" East;

Thence northeasterly along last said compound curve, 37.13 feet through a central angle of 21°29'24", said point being distant South 89°32'30" West, 1.80 feet from the westerly line of said Hunts Lane;

Thence South 89°32'30" West, 28.20 feet to a line parallel with and 30.00 feet westerly of said westerly line;

Thence along said parallel line, South 00°27'30" East, 60.52 feet to a point in said aforementioned certain course shown as "South 89°33'00" West";

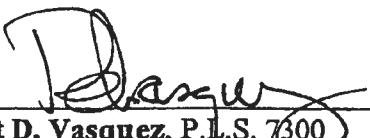
Thence along said certain course, North 89°33'09" East, 8.96 feet to the **TRUE POINT OF BEGINNING**.

The above-described parcel of land contains approximately 1,323 square feet (0.030 acres).

As shown on Exhibit "B" attached herewith and made a part hereof.



This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

  
Robert D. Vasquez, P.L.S. 7300  
License Expires 12/31/2010

4-6-09  
Date



# LEGEND



EASEMENT AREA

P.O.C.

POINT OF COMMENCEMENT

T.P.O.B.

TRUE POINT OF BEGINNING

APN

ASSESSOR PARCEL NUMBER

RAD

RADIAL

PCC

POINT OF COMPOUND CURVATURE

TOTAL AREA: 1,323 S.F.

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°33'09"W	21.04'
L2	S89°32'30"W	28.20'
L3	N89°33'09"E	8.96'
L4	S89°32'30"W	1.80'

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	10°01'13"	72.50'	12.68'
C2	04°21'06"	192.50'	14.62'
C3	21°29'24"	99.00'	37.13'

LOT 3 BLK 65  
MB 7/2

RS 00-062  
RS 114/3

APN 164-271-03

REDLANDS BOULEVARD

44'

44'



HUNTS LANE

PM 3818  
PMB 35/35

N89°32'30"E  
(RAD)

S00°27'30"E  
60.52'

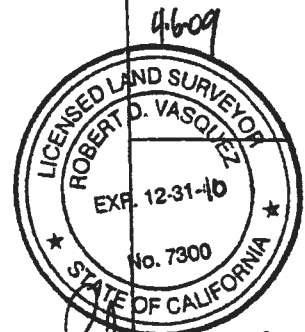
S54°35'47"E  
(RAD)

S89°33'00"W 455.90' PER RSB 114/3

T.P.O.B.

P.O.C.

C3 S68°58'06"E  
(PCC)  
C2 S64°37'00"E  
(PCC)  
C1 (PCC)



DAVID EVANS  
AND ASSOCIATES INC

4208 Concordia, Suite 200  
Ontario California 91764  
Phone: 909-481-5758

EXHIBIT  
"B"

282

PERMANENT  
UTILITY  
EASEMENT

IN THE CITY OF COLTON  
COUNTY OF SAN BERNARDINO

SHEET NO: 1  
OF 1  
JOB NO: MOFF0001  
DRAWN BY: KXG  
DATE: 04/06/09  
SCALE:

**EXHIBIT "A"**  
**Permanent Utility Easement**  
**APN 164-271-04**

That portion of land deeded to Atef Hanna and Soheir Hanna and Ehab Attalla in the City of Colton, County of San Bernardino, State of California, recorded as Instrument No. 1998-0171507, Official Records of said County being a portion of Lot 3, Block 65 as shown on Rancho San Bernardino per map recorded in Book 7, Page 2 of Maps in the office of the County Recorder of said county, described as follows:

**Commencing** at the intersection of the easterly terminus of that certain course shown as having a bearing of South 89°33'00" West and a length the 455.90 feet with the westerly line of Hunts Lane, 44.00 foot half width as shown on Record of Survey 00-062 filed in Book 114, Page 3 of Records of Surveys in the office of said County Recorder;

Thence along said certain course, South 89°33'09" West, 21.04 feet to the beginning of a non-tangent curve, concave northwesterly having a radius of 72.50 feet, a radial line to said point bears South 54°35'47" East, said point being the **TRUE POINT OF BEGINNING**;

Thence southwesterly along said curve, 13.61 feet through a central angle of 10°45'12" to a line parallel with and 30.00 feet westerly of said westerly line of Hunts Lane;

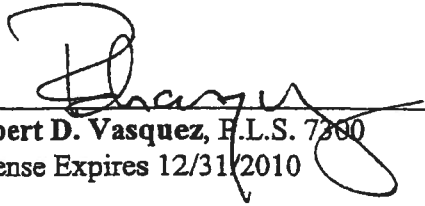
Thence along said parallel line, North 00°27'30" West, 10.22 feet to a point in said aforementioned certain course shown as "South 89°33'00" West";

Thence along said certain course, North 89°33'09" East, 8.96 feet to the **TRUE POINT OF BEGINNING**.

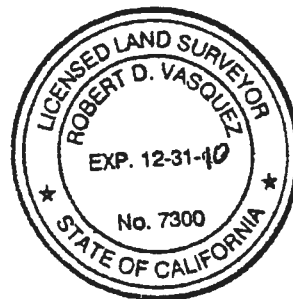
The above-described parcel of land contains approximately 49 square feet (0.001 acres).

As shown on Exhibit "B" attached herewith and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

  
Robert D. Vasquez, F.L.S. 7300  
License Expires 12/31/2010

4.6.09  
Date



# LEGEND



EASEMENT AREA

P.O.B. POINT OF BEGINNING

APN ASSESSOR PARCEL NUMBER

RAD RADIAL

TOTAL AREA: 49 S.F.

REDLANDS BOULEVARD



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°33'09"W	21.04'
L2	N00°27'30"W	10.22'
L3	N89°33'09"E	8.96'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
CI	10°45'12"	72.50'	13.61'

RS 00-062

RS114/3

S89°33'00"W 455.90'  
PER RSB 114/3

APN 164-271-04

LOT 3 BLK 65

MB 7/2

S54°35'47"E  
(RAD)

T.P.O.B.

P.O.C.

L3

L2

S43°50'35"E  
(RAD)

CI LI

30'

O.R. 1988-419415

HUNTS LANE

PM 3818  
PMB 35/35

4.6.09



DAVID EVANS  
AND ASSOCIATES INC

4200 Coscoy, Suite 200  
Ontario California 91764  
Phone: 909.481.5758

EXHIBIT  
"B"

284

PERMANENT  
UTILITY  
EASEMENT

IN THE CITY OF COLTON  
COUNTY OF SAN BERNARDINO

SHEET NO:  
JOB NO:  
MOFF0001  
DRAWN BY:  
KXG  
DATE:  
04/01/09  
SCALE:

**EXHIBIT "A"**  
**Temporary Construction Easement**  
**APN 164-271-03**

That portion of land deeded to The Hanna Family Trust in the City of Colton, County of San Bernardino, State of California, recorded as Instrument No. 2002-0682265, Official Records of said County being a portion of Lot 3, Block 65 as shown on Rancho San Bernardino per map recorded in Book 7, Page 2 of Maps in the office of the County Recorder of said county, described as follows:

**Commencing** at the intersection of the easterly terminus of that certain course shown as having a bearing of South 89°33'00" West and a length the 455.90 feet with the westerly line of Hunts Lane, 44.00 foot half width as shown on Record of Survey 00-062 filed in Book 114, Page 3 of Records of Surveys in the office of said County Recorder;

Thence along said westerly line, North 00°27'30" West, 60.53 feet;

Thence at right angles to said westerly line, South 89°32'30" West, 1.80 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 89°32'30" West, 8.20 to a line parallel with and 10.00 feet westerly of said westerly line;

Thence along said parallel line, North 00°27'30" West, 106.22 feet to a line parallel with and 106.22 feet northerly of the previously described line having a bearing and distance of "South 89°32'30" West, 1.80";

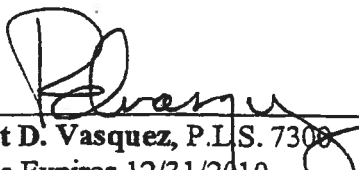
Thence along last said parallel line, North 89°32'30" East, 8.20 feet to a line parallel with and 1.80 feet westerly of said westerly line;

Thence along last said parallel line, South 00°27'30" East, 106.22 feet to the **TRUE POINT OF BEGINNING**.

The above-described parcel of land contains approximately 871 square feet (0.020 acres).

As shown on Exhibit "B" attached herewith and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

  
Robert D. Vasquez, P.L.S. 7300  
License Expires 12/31/2010

4.6.09

Date



# LEGEND



EASEMENT AREA

P.O.C.

POINT OF COMMENCEMENT

T.P.O.B.

TRUE POINT OF BEGINNING

APN

ASSESSOR PARCEL NUMBER

TOTAL AREA: 871S.F.

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°27'30"W	60.53'
L2	S89°32'30"W	1.80'
L3	S89°32'30"W	8.20'
L4	N00°27'30"W	106.22'
L5	N89°32'30"E	8.20'
L6	S00°27'30"E	106.22'

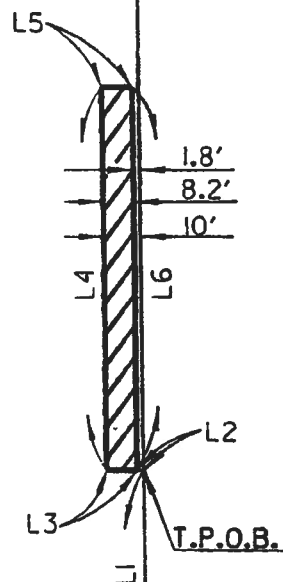
LOT 3 BLK 65  
MB 7/2

RS 00-062  
RS 114/3

APN 164-271-03

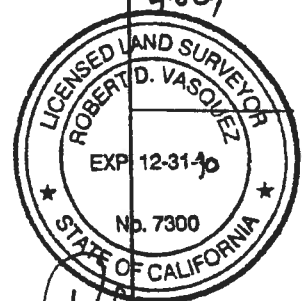
S89°33'00"W 455.90' PER RSB 114/3

REDLANDS BOULEVARD



HUNTS LANE

PM 3818  
PMB 35/35



DAVID EVANS  
AND ASSOCIATES INC

4200 Concourse, Suite 200  
Ontario California 91764  
Phone: 909.481.5758

EXHIBIT  
"B"

286

TEMPORARY  
CONSTRUCTION  
EASEMENT

IN THE CITY OF COLTON  
COUNTY OF SAN BERNARDINO  
STATE OF CALIFORNIA

SHEET NO:  
1 OF 1  
JOB NO:  
MOFF0001  
DRAWN BY:  
KXG  
DATE:  
04/06/09  
SCALE:

**EXHIBIT "A"**  
**Temporary Construction Easement**  
**APN 164-271-04**

That portion of land deeded to Atef Hanna and Soheir Hanna and Ehab Attalla in the City of Colton, County of San Bernardino, State of California, recorded as Instrument No. 1998-0171507, Official Records of said County being a portion of Lot 3, Block 65 as shown on Rancho San Bernardino per map recorded in Book 7, Page 2 of Maps in the office of the County Recorder of said county, described as follows:

**Commencing** at the intersection of the easterly terminus of that certain course shown as having a bearing of South 89°33'00" West and a length the 455.90 feet with the westerly line of Hunts Lane, 44.00 foot half width as shown on Record of Survey 00-062 filed in Book 114, Page 3 of Records of Surveys in the office of said County Recorder;

Thence along said certain course, South 89°33'09" West, 21.04 feet to the beginning of a non-tangent curve concave northwesterly having a radius of 72.50 feet, a radial line to said point bears South 54°35'47" East;

Thence southwesterly along said curve, 13.61 feet through a central angle of 10°45'12" to a point in a line parallel with and 30.00 feet westerly of said westerly line of Hunts Lane and the **TRUE POINT OF BEGINNING**, a radial line to said point bears South 43°50'35" East;

Thence continuing southwesterly along said curve, 6.87 feet through a central angle of 05°25'45";

Thence radially from said curve, South 38°24'50" East, 6.50 feet to the beginning of a non-tangent curve concave northwesterly having a radius of 79.00 feet, a radial line to said point bears South 38°24'50" East;

Thence southwesterly along said curve, 19.26 feet through a central angle of 13°58'15" to the beginning of a compound curve concave northwesterly having a radius of 199.00 feet, a radial line to said point bears South 24°26'35" East;

Thence southwesterly along said curve, 94.91 feet through a central angle of 27°19'31";

Thence radially from said curve, North 02°52'56" East, 10.00 feet to the beginning of a non-tangent curve concave northwesterly, having a radius of 189.00 feet, a radial line to said point bears South 02°52'56" West, said curve being concentric and 10.00 feet northwesterly of the previously described curve having a radius of 199.00 feet;

Thence northeasterly along said concentric curve, 90.14 feet through a central angle of 27°19'31" to the beginning of a compound curve concave northwesterly having a radius of 69.00 feet, a radial line to said point bears South 24°26'35" East, said curve being concentric and 10.00 feet northwesterly of the previously described curve having a radius of 79.00 feet;

Thence northeasterly along said curve, 26.75 feet through a central angle of  $22^{\circ}12'48''$  to a point in a line parallel with and 30.00 feet westerly of said westerly line of Hunts Lane;

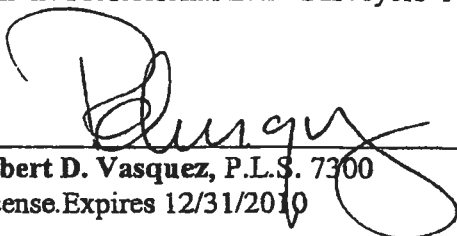
Thence along last said parallel line, South  $00^{\circ}27'30''$  East, 4.93 feet to the **TRUE POINT OF BEGINNING.**

The westerly end of said easement is to terminate on a radial line bearing South  $02^{\circ}52'56''$  West.

The above-described parcel of land contains approximately 1,135 square feet (0.026 acres).

As shown on Exhibit "B" attached herewith and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

  
Robert D. Vasquez, P.L.S. 7300  
License Expires 12/31/2010

4.6.09  
Date





# LEGEND



EASEMENT AREA

P.O.B. POINT OF BEGINNING

APN ASSESSOR PARCEL NUMBER

RAD RADIAL

PCC POINT OF COMPOUND CURVATURE

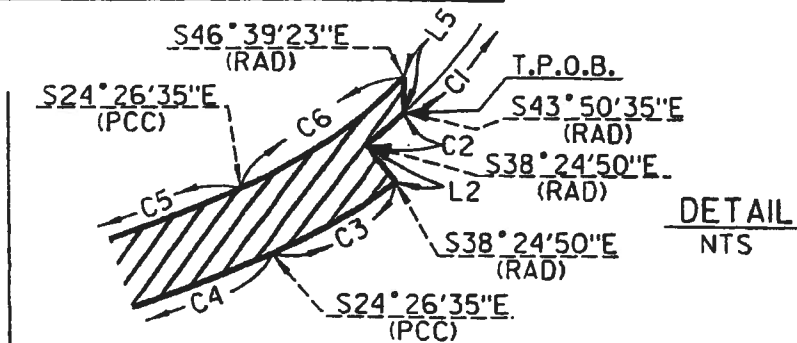
TOTAL AREA: 1,135 S.F.

REDLANDS BOULEVARD

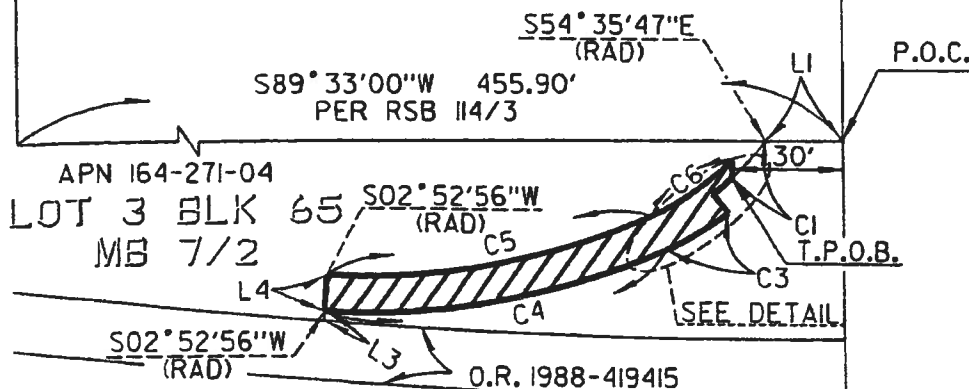


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10° 45' 12"	72.50'	13.61'
C2	05° 25' 45"	72.50'	6.87'
C3	13° 58' 15"	79.00'	19.26'
C4	27° 19' 31"	199.00'	94.91'
C5	27° 19' 31"	189.00'	90.14'
C6	22° 12' 48"	69.00'	26.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89° 33' 09" W	21.04'
L2	S38° 24' 50" E	6.50'
L3	N02° 52' 56" E	2.56'
L4	N02° 52' 56" E	10.00'
L5	S00° 27' 30" E	4.93'



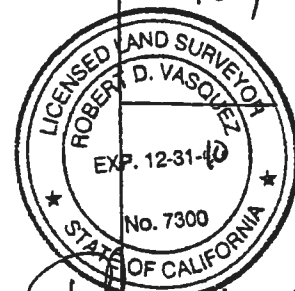
RS 00-062 RS 114/3



HUNTS LANE

PM 3818  
PMB 35/35

4.609



DAVID EVANS  
AND ASSOCIATES INC

4280 Caspers, Suite 200  
Ontario California 91764  
Phone: 909.481.5758

EXHIBIT  
"B"

289

TEMPORARY  
CONSTRUCTION  
EASEMENT

IN THE CITY OF COLTON  
COUNTY OF SAN BERNARDINO

SHEET NO:	1 OF 1
JOB NO:	MOFF0001
DRAWN BY:	KXG
DATE:	04/06/09